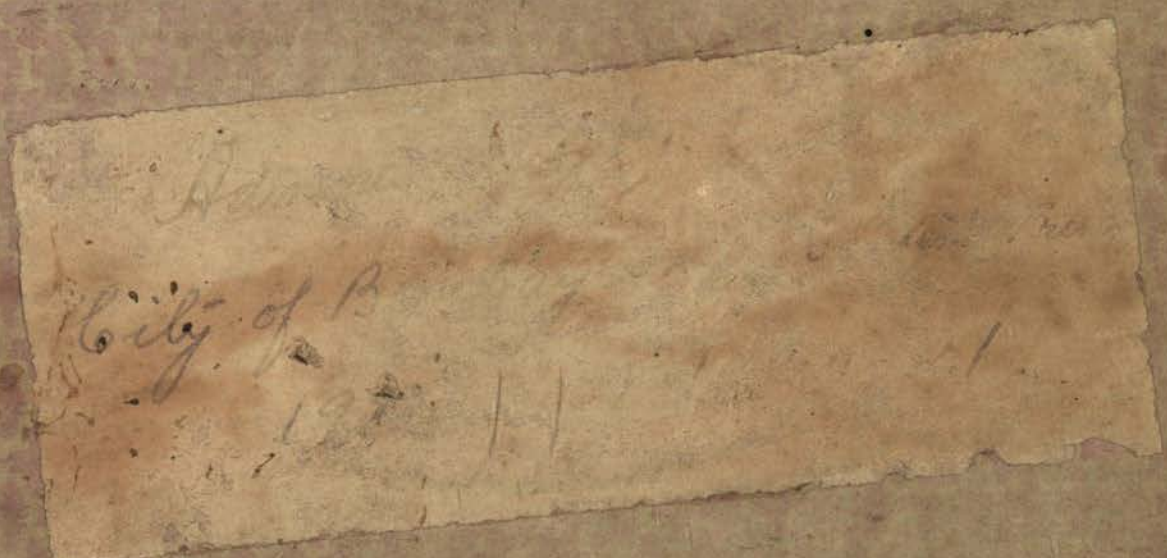

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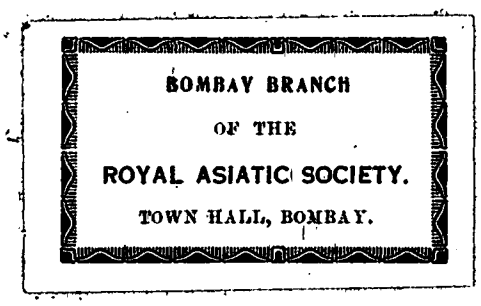

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City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1920.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1919-20.

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1.—Map of Bombay.

CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees

As on 1st September 1920.

		Date of first appointment to the Board.
	Chairman.	
1.	W. C. SHEPHERD, Esq., B.A., I.C.S., J.P. (on leave).	9th April 1919.
	The Hon'ble Mr. E. G. TURNER, M.A., I.C.S., ..	3rd January 1920.
	Ex-Officio Trustees.	
2.	Major-General WILLIAM BERNARD JAMES, C.B., C.I.E., M.V.O., General Officer Commanding, Bombay Brigade	11th November 1919
3.	J. P. BRANDER, Esq., M.A., I.C.S., J.P., Collector of Bombay.	28th October 1919.
4.	H. B. CLAYTON, Esq., M.A., I.C.S., Municipal Commissioner for the City of Bombay	19th December 1919.
	Elected by the Corporation.	
5.	COWASJI JEHANGIR READYMONEY, Esq. C.I.E., O.B.E., B.A., J.P.	7th August 1916.
6.	The Hon'ble Mr. CHUNILAL V. MEHTA, M.A., LL.B., J.P.	1st April 1918.
7.	The Hon'ble Mr. PHIROZE C. SETHNA, O.B.E., J.P. .	1st April 1919.
8.	DR. K. E. DADACHANJI, L.M. & S., J.P. (on leave)..	1st April 1919.
	MIRZA ALI MAHOMED KHAN, Esq., M.A., LL.B., (Acting)	11th May 1920.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq., J.P.	1st April 1920.
	Elected by the Port Trustees.	
10.	The Hon'ble Mr. G.W. HATCH, I.C.S., J.P. ..	3rd January 1918.
	Elected by the Mill-owner's Association.	
11.	Sir SASSOON DAVID, Bart., J.P.	9th November 1898.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, KT., J.P. (on leave).. ..	2nd April 1913.
	Major D.S., Johnston, R.E., (Acting)	20th May 1920.
13.	The Honb'le Mr. LALUBHAI SAMALDAS MEHTA, C.I.E., J.P.	30th May 1916.
14.	MAHOMEDBHOY CURRIMBHOY EBRAHIM, Esq., J.P...	18th February 1919.

Principal Officers of the Board

As on 1st September 1920.

	Date of first appointment.
Engineer's Department.	
J. F. Watson, Esq. B.E., A.M.I.C.E., J.P., Trust Engineer.	4th September 1903
F. G.B. Hawkins, Esq., A.R.I.B.A., Trust Architect ..	6th May 1911.
M. H. Irens, Esq., A.M.I.C.E., Dy. Trust Engineer ..	13th October 1919.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Senior Asstt. Engineer and Personal Asstt. to the Trust Engineer	14th April 1903.
S. D. Prabhavalkar, Esq., L.C.E., Senior Asstt. Engineer.	1st February 1906.
H. M. Abhyankar, Esq., L.C.E., Asstt. Engineer ..	2nd September 1907.
D. N. Baria, Esq., L.C.E., Asstt. Engineer	24th January 1908.
B. L. Kathuria, Esq., B.E., Asstt. Engineer	1st November 1919.
V. R. Biwalkar, Esq., B.A., L.C.E., Asstt. Engineer ..	1st November 1919.
M. Framji, Esq., A.M.I.S.E., L.C.E., M.S.A., Asstt. Engineer	1st August 1920.
Consulting Engineers in London.	
Messrs. Rendell, Tritton and Palmer	December 1919.
Land Manager's and Estate Agents' Departments.	
M. S. Bharucha, Esq., L C.E., Land Manager	1st August 1901.
R.H.A. Delves Esq. F.S.I., J.P., Estate Agent	3rd December 1903.
J. T. Burge, Esq., F.S.I., Dy. Land Manager	1st November 1912.
H. P. Matbar, Esq., L.C.E., Dy. Land Manager.. ..	1st October 1901.
A. K. Dadachanji, L.C.E., Dy. Land Manager	12th July 1917.
G. L. Narasimham, Esq., B.A., B.C.E., Asstt. Land Manager	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Asstt. Land Manager ..	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Asstt. Land Manager ..	1st May 1920.
K. P. Pavri, Esq., L.C.E., Junior Asstt. Land Manager..	9th January 1902.
L. J. Saldanha, Esq., L.C.E., Junior Asstt. Land Manager	1st July 1903.
H. G. Mhatre, Esq., L.C.E., Junior Asstt. Land Manager	19th April 1910.
K.R. Doctor, Esq., L.C.E., Junior Asstt. Land Manager	10th May 1906.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J. P.	18th May 1900.
Secretary and Chief Accountant.	
K. N. Ramasubba Aiyar, Esq., B.A. B. L. (on leave) ..	23rd January 1918.
A. D. N. Smith, Esq., P.A.S.I. (Acting)	17th August 1920

Annual Report.

Introductory.

The Trust was established on the 9th November 1898, and therefore attained its majority by completing 21 years of its existence during the year. The year, too, was the first complete year since the armistice of November 1918 and though it cannot be said that normal peace conditions were restored the Trust adopted a distinctly forward policy to cope with the great dearth of accommodation, a condition of affairs which is not peculiar to Bombay and is to be found at the present time in most civilised countries of the world. Besides the usual difficulties of labour troubles and of procuring materials and plant, the special difficulty of Bombay is the dearth of suitable building sites. Owing to the 'Heptanesia,' the seven islands of which Bombay was formerly composed, the lands between the islands are low lying and have only been kept dry or comparatively dry by the erection of dams. They are unsuitable for the erection of buildings without first being filled in, and consequently the expense and delay in providing building sites for the ever increasing population are greater than would be the case if the land in its natural state was more or less suitable for building purposes. The Dadar Matunga Estate is a good example of what has to be done. It consists of a large area of land that has been filled up to the depth of several feet by bringing the filling from an average distance of two miles. The Worli and Dharavi Schemes sanctioned in the year are still more difficult of execution. 30 locomotives and 30 miles of broad-guage lines have been sanctioned for these works, and the filling for Dharavi will have to be brought a distance of over 5 miles. These facts show in some degree the magnitude of the work which the Trust have taken in hand during the year in their endeavour to provide for the needs of the present as quickly as possible, and to arrange for the future expansion of the city. The November (1919) programme of works will be a veritable land mark in the progressive policy of the Trust, arranging as it does for the completion of all schemes within 6 years at a cost of nearly 10 crores of rupees.

In addition to the provision of building sites the work of constructing chawls for the poor was taken up in right earnest and steady progress was made in spite of the difficulties of securing labour and plant. To keep the labourers on work, considerable attention was paid to their material welfare by the provision of temporary sheds and cheap grain shops. These measures were so successful that the Engineer reports he was able to keep his labourers on wages which were 25 per cent. less than those paid by other firms and contractors. The greatest drawback in the constructional work has been the

difficulty of securing the necessary plant. Even with delivery guaranteed many months ago the Engineer is still waiting for important plant and is obliged to carry on as best he can with the few old machines that he has.

In last year's report it was mentioned that the year was a record one in respect of the disposal of lands and the expansion of the Trust's programme. This record has been easily broken. The number of plots leased was 547 as compared with 252 in the previous year and the November programme of works referred to above and more particularly described in Appendix O-1 of this report is by far the most ambitious programme ever contemplated by the Trust.

The erection of a large new office at Matunga for the Engineer and his staff has greatly relieved the growing pressure of accommodation at the head office. The new office is conveniently situated within easy reach of the important schemes in progress in the north of the island. Another very useful work of an educative value has been the construction of 7 model workmen's cottages at Matunga. They each consist of 4 rooms and are made of reinforced concrete and can be let at an economic rent of Rs. 24 per mensem. Great progress was made in the construction of quarters for the city police, the expenditure on which rose from Rs. 79,000 in the previous year to over Rs. 11¼ akhs. No difficulty has been experienced in letting any of our tenements whether in chawls or acquired buildings. There is a long waiting list of applicants and the chief difficulty is to enforce the prompt payment of rents. The tenants are fully alive to the main features of the Rent Act and to the reluctance of Courts to enforce eviction, and the consequence is that many hold back their rent as long as possible.

The Trust was honoured at the end of March with a visit from His Excellency the Right Hon'ble Baron Chelmsford, P.C., G.M.S.I., G.C.M.G., G.M.I.E., G.C.B.E., the Viceroy and Governor-General, who in Company with His Excellency the Governor of Bombay, Sir George Lloyd, G.C.I.E., D.S.O., made a tour of inspection of most of the Trust's estates in the northern part of the island.

Statistics of Trust's work to date

2. The usual appendices giving a Synopsis of the Trust's work upto-date under different heads are appended to this Report. They are summarised below :—

Appendix **A.**—A synopsis of the Trust's capital account transactions, showing how 789 lakhs have been spent on the city, *viz.*, 56 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 733 on the acquisition and development of the Trust's own estates.

Appendix **B.**—A synopsis of the Trust's general account transactions, showing how the burden of interest and sinking fund charges to date (313·1 lakhs) on the capital (608 lakhs) borrowed by the Trust has been shared

by Government (11·7 per cent), the Municipality (42·1 per cent) and the Trust (46·2 per cent). In a supplementary statement, Appendix B-4, the Municipality's net actual yearly contributions to the Trust under section 72 aggregating Rs. 127 lakhs are shown.

[Appendix **C.**—The information regarding the loans raised, (total Rs. 608 lakhs) and the interest paid thereon, the Sinking Funds accumulated and the investments of the accumulation, which used to be shown in this appendix is contained in Appendix II to the audited balance sheet as on 31st March 1920, which is attached to this report.]

Appendix **D.**—A list of Trust's estates as at the end of 1919-20 showing how they have been developed. Total developed area 33·48 lakhs square yards, valued at Rs. 518·8 lakhs; undeveloped area 37·9 lakhs square yards acquired at a cost of 257·7 lakhs. The original grants of land under Schedule C and D are also shown.

Appendix **E.**—A list of the schemes undertaken by the Board showing the area and expenditure already incurred in respect of each scheme, the progress made in 1919-20, the further work to be done and the estimated cost thereof; aggregate estimated cost 1,254 lakhs, of which 704 lakhs had been spent to end of 1919-20.

Appendix **F.**—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 52½ lakhs square yards acquired for nearly Rs. 549 lakhs; 79½ square yards yet to be acquired at a probable cost of Rs. 498 lakhs.

Appendix **G.**—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1819 sites covering 21·64 lakhs square yards leased at annual rentals aggregating nearly 21·3 lakhs, leaving 186 covering 2·3 lakhs square yards with rental aggregating 1·7 lakhs yet to be leased.

Appendix **H.**—A list of Police Accommodation schemes undertaken by the Trust, showing that in 8 completed schemes accommodation for 28 officers and 380 men with their families has been provided on sites aggregating 0·2 lakhs square yards in area. at a cost of Rs. 13·3 lakhs on which Government have to pay the Trust Rs. 0·62 lakhs as annual rent.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 57 completed chawls accommodation for 19924 adults has been provided on sites aggregating 0·77 lakh square yards in area at a capital cost of Rs. 43 lakhs. Annual rents (from Rs. 3-4-0 to Rs. 5 per room per month) aggregating Rs. 2·79 lakhs per annum; capital cost per adult accommodated Rs. 215·8

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 15·2 miles in length and 3·8 lakhs square yards in area handed over to the Municipality, including 21620 square yards handed over in 1919-20. Others complete and incomplete aggregating 8·8 miles in length and 2·3 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 46·8 lakhs for construction (excluding cost of land.)

Acquisition.

Acquisition of Land. (a) Land Acquisition Officers' Cases.

3. The office of the Special Collector under the Land Acquisition Act was held by Khan Bahadur R. B. Vakil, B.A., LL.B., I.S.O., until 1st July 1919, when the new Land Acquisition Officer Mr. E. J. Bolus, I.C.S., assumed charge of his duties. Mr. Bolus held office throughout the year, assisted by Capt. T. H. O. Collings (for two months only), Mr. G. C. Rowe from 1st October 1919 and latterly by Mr. E. M. Gilbert-Lodge, F.S.I., F.A.A., and Mr. D. R. Vaidya, B.A., L.C.E. The Land Acquisition Officer has been appointed by Government to acquire land for *all* public bodies in the City of Bombay and his duties are not restricted to the acquisition of land for the Bombay Improvement Trust only, which however forms so far the largest portion of the work. The increase in the number of the officers is to ensure a speedy disposal of the large number of cases notified for acquisition under the Trust's new schemes.

Including the balance of 187 cases already opened, 961 cases came before the Land Acquisition Officers of which 797 were outstanding at the end of the year, one was withdrawn from acquisition and one was acquired under section 41 of the Act. In the 162 cases disposed of, awards amounting in all to Rs. 29,99,387 were made for land aggregating 3,26,609 square yards. Included in this area were areas aggregating 18,660 square yards for which nominal compensation of Rs. 3 was paid, and 788 square yards for which only Rs. 500 were paid, the owner, in the latter case being allowed to retain his property on certain conditions. Omitting these special cases, the average rate awarded for the remaining area was Rs. 9.76 per square yard as against Rs. 26.96 per square yard in 1918-19.

Ten new schemes *viz.*, Nos. 45, 52, 54, 56, 57, 58, 59, 60, 61 and 62, containing an approximate gross area of 76,24,244 square yards, were declared

under the City of Bombay Improvement Act, and the acquisition work in consequence began to increase considerably. Omitting 19,448 square yards for which only nominal awards were made, and the area of the cases in the 10 new schemes, the area acquired was 35 per cent of the area remaining to be acquired at the close of 1918-19 (Vide Appendix F) and was mostly in the Sydenham Road, Parel Road (Central and Northern) and Sion Matunga schemes. Details of acquisition work are given scheme by scheme in Appendix K.

The distribution between cases amicably settled and contested was as follows :—

Settled.			Contested.			Total.		
No of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
	SQ. YDS.	Rs.		SQ. YDS.	Rs.		SQ. YDS.	Rs.
51	209,711	19,63,475	111	1,16,898	10,35,912	162	3,26,609	29,99,387

About 31 per cent. of the cases absorbing about 65 per cent. of the total amount awarded were settled amicably. Besides these, 46 cases aggregating in area 1,04,246 square yards and involving awards of Rs. 17,94,975, had also been settled up to the end of 1919-20, but awards in respect thereof had not at the close of the year been declared as the formal written agreements had not been completed.

The readiness of owners to come to a settlement continues, which of course saves a great deal of money in litigation, but as is to be expected, the remaining cases are more difficult of settlement than those already settled and it is probable that several of them will have to be contested in court.

It is satisfactory to note that the Rowli Hill, case No. 972A of Scheme 6 Sion-Matunga, which was long pending before the Special Collector, was first valued by the military authorities at Rs. 3,85,554, and then at Rs. 1,55,407 by the Deputy Collector, and finally was acquired for Rs. 70,000 only by an amicable settlement, and a good deal of saving in the cost of acquisition was thus effected.

The principal cases heard by the Land Acquisition Officers in the year and in which the awards exceeded Rs. 30,000 are set out in Appendix L-1.

There were no special points of dispute in any of the cases.

(b) Tribunal's Cases.

4. There was no reference outstanding at the close of 1918-19. During the year 15 References for revision of awards (exclusive of those for apportionment and those on technical and legal points) were made by the Land Acquisition Officers to the Tribunal of Appeal. Out of these, only 4 were disposed of *i.e.*, 2 contested (case 43 Scheme 43 and Case 91 Scheme 47), 1 dismissed with costs on account of non-appearance of the claimant (Case 128 Schme 37) and 1 withdrawn each party bearing its own cost (Case 81 Scheme 47). 11 References therefore remained outstanding at the close of the year. All these references are explained in detail in Appendix L-2 of this Report.

The following statement compares owner's claim, Trust valuation and Land Acquisition Officer's and Tribunal's awards in the two references on which awards were made :—

Serial No.	Scheme No.	Case No.	Owner's claim before the Collector.	Trust valuation.	Acquisition Officer's award.	Tribunal's award.	Remarks.
			Rs.	Rs.	Rs.	Rs.	
1	43	41	31,332	13,619	20,380	24,033	
2	47	91	...	41,000	48,603	57,000	

The total cost of the Tribunal was Rs. 7,381 (being approximately Rs. 6,351 for compensation references and Rs. 1,030 for apportionment references) and the Board's Solicitors charges in compensation cases only were Rs. 6,618. The Trust had to pay about Rs. 4,561 costs to the other parties as per the Tribunal's Judgments.

(b) High Court Cases.

5. No appeal was filed in the High Court and none was carried over from previous years.

Works.

Works, General.

6. The undermentioned works were executed by the Engineering Department and were responsible for the bulk of the capital expenditure (the total of which amounted to Rs. 16·7 lakhs net).

Item No.	Scheme. No.	Scheme. Name.	Nature of work.	Outlay in 1919-20.
			A.—Capital Works.	
			Chawls.	Rs.
1	29	Nowroji Hill Scheme.	Semi permanent sheds	21,844
2	31	Parel	Do. do.	44,674
3	32	East Agripada ...	Do. do.	55,977
		Do. do.	Weavers' looms	10,354
4	37	Sydenham Road Scheme	Semi permanent sheds	4,512
5	53	Foras Road Scheme.	Chawls and sheds	69,211
6	32	Agripada Estate.	Mahar chawls	1,59,968
		Do. do.	Kalapani chawls	1,26,472
		Do. do.	Peons' chawls	29,071
7	5	Dadar-Matunga.	Semi permanent sheds	1,250

Item No.	Scheme. No.	Scheme. Name.	Noture of work.	Outlay in 1919-20
			A.—Captial works..—cont.	
			Street Schemes.	
2		Princess Street .	Minor works	2,106
3		Sandhurst Road .	Do.	7,935
4		Gamdevi ..	Do.	6,375
5		Dadar-Matunga.	Roads	2,42,957
			Sewage disposal works	42,042
			Filling in low-lying lands	98,444
			Minor works	56,391
			Engineer's Office at Matunga	66,021
6		Sion-Matunga ..	Filling in low-lying lands	16,668
			Roads etc.	27,307
			Seven blocks of cheap workmen's quarters.	23,056
			Semi permanent sheds for labourers and dishoused tenants	76,845
11		West Agripada ..	Minor works	4,135
27		Mathew Road ..	Do..	962
29		Nowroji Hill ..	Do	9,872
31		Parel ..	Roads	1,70,177
		Do. ..	Filling in low-lying lands	48,700
			Improvement Schemes.	
8		Mandvi-Koliwada	Minor works	818
32		East Agripada ..	Roads	25,882
			Improvement of vested lands.	
		Schedule C Flats.	Minor works	5,363
			Miscellaneous.	
		Miscellaneous ..	Maintenance of the Administrative Offices :—	
			Rs.	
			Head Office 15,245	
			Maintenance of Office furniture 1,555	
				16,800
			Total, Rs. ...	14,72,182

An amount of Rs. 11·3 lakhs was also spent on Police Accommodation Schemes through the agency of the Executive Engineer, Presidency District, P.W.D.

		Rs.
34.	Lamington Road	51,000
35.	Sandhurst Road West	40,000
39.	Sandhurst Road East	1,70,000
40.	Byculla	2,11,000
44.	Maharbaudi	1,24,000
45.	Palton Road	2,38,000
48.	Mahim	1,55,800
55.	Chinchbunder	15,000
55A.	Mazagaon	1,25,000
	Rs.	11,29,800

In addition to the above, Rs. 2,12,037 were spent on general works, of which Rs. 6,998 were spent on maintenance of Colaba Reclamation and scheduled estates, Rs. 73,146 on repairs to 929 acquired buildings, Rs. 30,520 on repairs to Trust chawls, Rs. 51,744 on maintenance of streets and Rs. 47,487 on tools and plant.

Rs. 67,528 were also spent for working the quarries on Nowroji Hill Scheme 29. This amount has been met from the quarry receipts of Rs. 93,113, leaving a balance of profit Rs. 25,585.

A total sum of Rs. 73,521 was also advanced on account of semi-permanent sheds constructed on behalf of Government for famine refugees and on works carried out at the cost of two contractors who had failed to perform their contracts.

Chief Works in Schemes.

Works in Schemes.

7. Scheme 3.—A considerable area of footpaths in front of completed buildings was paved and service passages were tarred.

Sandhurst Road Estate.

The portion of Sandhurst Road between Dongri Street and Elphinstone Bridge was handed over to the Municipality for maintenance, and the Bombay Electric Supply and Tramways Company completed a Tramway track from one end of the road to the other *i. e.*, to say, from Sandhurst Bridge to Frere Road.

Gamdevi Estate.

Scheme 4.—A considerable area of footpaths and service passages was tarred. Footpaths along Hughes Road on the south side were completely repaired and handed over to Municipality.

Dadar-Matunga Sion Estates

Schemes 5 & 6.—The filling in work of Scheme 5 was nearly completed. Some portions however could not be filled in on account of the laying of the Municipal ovoid sewer which is in progress and on account of the area occupied by the Military hospitals east of Kingsway not being available.

The filling in work, carried out departmentally in the previous year at the expense of the contractor who failed in his contract, was continued and about 19,814 brass of earth was deposited bringing up the total quantity of filling, since the contractors began their work in February 1911, to 2,25,200 brass, out of the grand total of 2,50,000 brass to be deposited by them.

In addition to this, the work of filling in between Kingsway and the G. I. P. Railway by Messrs. Phatak and Walchand by means of earth brought from Bhandup was continued, and 16,000 brass of earth was deposited bringing the total to 35,000 brass.

Towards the end of the year the work of filling in that portion of Scheme 6 south of Mahim Loop Railway was started by means of the Light Railway from Salamati Hill and about 7,400 brass of filling in was done.

Departmental levelling and filling in was carried out over an area of 25,000 square yards.

The difficulty of getting building materials for Trust works was considerable and some of the materials, such as rubble, metal and sand could not be obtained in sufficiently large quantities. The Railway companies also were unable to afford the same facility for transport as in the previous year.

The construction of roads and drains in the area east of Matunga station and between the G. I. P. Railway and the Kingsway was continued. In Scheme 5, 900 r. ft. of sewers with manholes, 1,250 r. ft. of storm water drains, large and small, with manholes and water gullies and 2,380 r. ft. of roads with two layers of metallings, kerbs and water tables were completed bringing the total to 6,700 r. ft. of pipe sewers, 12,050 r. ft. of storm water drains, 7,980 r. ft. of roads. Also 6,000 r. ft. of kerb stones were fixed on the roads completed in the previous year.

In the area south of Mahim Loop Railway, forming part of Scheme 6, 1,730 r. ft. of pipe sewers and 3,970 r.ft. of storm water drains, large and small, with manholes were completed.

The work of roads and drains started in the previous year in the area between Vincent and Matunga roads near the Technical Institute plot, was continued and 5,000 r. ft. of pipe sewers with manholes, 2,200 r. ft. of stormwater drains, large and small, with manholes and water gullies and 3,500 r. ft. of roads with two layers of metalling, kerbstones and water tables were completed, bringing the total to 11,000 r. ft. of pipes, 12,000 r. ft. of storm water drains and 3,500 r. ft. of roads. In addition 2,000 r. ft. of roads were almost completed with two layers of metalling, kerb stones and water tables.

As the large size stormwater drain could not be carried across the Vincent Road on account of the Old Tansa and Vehar water mains, it was decided to construct a syphon under the mains and the work has been nearly completed.

Drainage work in the area east of Kingsway and south of the 100 feet avenue was commenced and 4,200 r. ft. of stormwater drains and 450 r.ft. of pipe sewers were completed.

The sewage disposal works for the area east of Matunga station started in the previous year were continued and septic tanks, filters, and the sump were completed. The pumps and the engines have been received and the work of fixing them is in progress. It is expected to have the plant in working order shortly.

Work was continued on the Municipal main sewer started in the previous year. The Municipality also started the work of extending this sewer northwards for a further length of about 3,500 r. ft., and both these works are nearing completion.

The construction of the Eastern Avenue from King's Circle southwards was taken up and at the end of the year the stormwater drains and the

sewers in both the eastern and western roadways of the avenue were laid and the eastern roadway was completed with two layers of metalling kerbstones and water tables.

380 rooms were constructed to provide accommodation for labourers working in Schemes 5 and 6 and for dishoused tenants in Schemes 5 and 6.

7 Blocks of workmen's cottages were constructed by the side of G. I. P. Railway line near Matunga Station. They were constructed to serve as model dwellings.

In order to provide extra accommodation for the increased staff in all the departments of the Trust, the Board decided (Trustees's Resolution No. 425 of 23rd September 1919) to build separate offices at Matunga near the King's Circle for the Engineering Department. The work of the new office building in reinforced concrete was started at the end of the year 1919 on plots Nos. 451, 454 and 455, Scheme 5, Matunga, and has now been practically completed. It is an imposing structure.

Two hundred new trees were planted, bringing the total to 2,570 trees.

Chaupati West.—Complaints having been received from lessees about the proximity of some of the temporary sheds to their newly erected buildings, about 20 rooms and 2 washing places were shifted towards the toe of the hill.

Nowroji Hill Estate.

Scheme 29.—The quarrying of the south end of the hill which had been worked departmentally was completed and quarrying operations were started on another portion of the hill to the north of the area leased to the Municipality. The financial result of the quarrying done during the year is quite satisfactory. There was a very heavy demand for the spoil, but owing to the Trust's own requirements for their chawl works it was not possible to cope with the demand from the public. In order to accelerate the working of the quarry, jack hammers worked by compressed air were substituted for hand drilling. The quantity of rock blasted since the use of jack hammers was more than three times the usual quantity that could have been removed by manual labour alone. Taking into account the stock in hand which is approximately equal to 114 lakhs of c. ft. of solid rock, the total quantity of solid rock blasted during the year was 5·8 lakhs of c. ft. The cost of quarrying this rock was Rs. 67,500 and the total sale proceeds Rs. 93,100. The departmental works were supplied with materials from the quarry worth about Rs. 15,500 at cost price, which would have fetched a further profit of Rs. 8,300 had these materials been sold to the public, so that the total profit would have been Rs. 33,900. To this must be added Rs. 6,300 for the air compressor plant, being its cost less one year's depreciation, leaving the recurring expenditure on drills to the usual expenses in quarrying. Thus the nett profit on the quarry is Rs. 40,400. The average rate obtained for solid rock comes to Rs. 7·31 per 100 c.ft. as compared with the figures of—

Rs. 7·88 per 100 c.ft. for 1918-19
Rs. 6·00 „ „ 1917-18 and
Rs. 6·30 „ „ 1916-17.

The rate obtained is slightly less than last year, partly owing to the absence of large stones which were quarried very easily at the south end of the scheme and partly owing to the increased cost of labour. The stone in the present quarry is not so suitable for dressing large blocks, etc., as that in the quarry worked in previous years.

About 100 feet in length of the 40 feet Cross Road joining Chinch Bunder Road to Dongri Street at the southern end of scheme was completed with metalling. Footpaths in front of completed buildings were paved with Shahabad slabs.

Accommodation for displaced tenants was provided by the erection of 142 semi-permanent sheds on the vacant lands in the scheme.

Scheme 31.—The filling in of low-lying lands and tanks was continued. The total quantity filled in was 1,165,301 c. ft. **Parel Estate.**

The widening of Suparibaug Road on the eastern side between Hospital Avenue and Elphinstone Bridge which was practically completed last year had to be redone according to the new sanctioned lay-out. The roadway of 32 ft. width on the eastern side was completed for a length of 1,250 feet on concrete foundation laid out to ultimate grade and camber. The pavement of the eastern footpath of the 120 feet Avenue on Suparibaug Road was completed with Shahabad slabs in front of completed buildings. The eastern portion 8 feet width of the new tram track was made ready. The lighting arrangement in this locality is not yet ready owing to the Gas Company being out of a stock of corrugated iron gas mains. The whole of the Hospital Avenue from Windsor Road northwards was completed and this with the Cross Road on the north of Chamarbagwalla's property was tarred and is ready for being handed over to the Municipality. All the other roads in this locality have been completed with drainage arrangements and with rubble packing and metalling but are waiting for being consolidated.

The 80 ft. Jijibhai Road was completed with tarring and handed over to the Municipality. The 20 ft. roads in the Lalbaug Estate were completed with the exception of Road No. 5, which still has buildings standing thereon.

The work of constructing roads and drains in the large area between Suparibaug and Hospital Avenue and between Windsor Road and Government Gate Road was continued and practically completed. In spite of the rocky nature of the ground which had to be blasted for laying storm water drain and pipe sewer, 3,450 r. ft. of sewers and 2,038 r. ft. of storm water drain, large and small, and 6,728 r. ft. of road with two layers of metal were completed, bringing the total length to 8,988, 6,728 and 8,123 r.ft., respectively.

86 rooms constructed on behalf of Government for famine immigrants were not required by Government and these were taken over from Government and used for housing the Trust labourers working in this locality.

In addition to above, 150 semi-permanent sheds were constructed for Trust coolies and for displaced tenants and 3 more for Trust's sweepers. 19 semi-permanent rooms were removed and re-erected from Suparibaug chawl compound.

East Agripada Estate.

Scheme 32.—The work of constructing the Mahar Chawls was commenced departmentally in November last and by the close of the year the work of four blocks was partially completed as far as the first floor. It is expected that the whole work will be completed before the end of 1920.

The work of the Kalapani Chawls was also commenced departmentally about the same time as Mahar Chawls, but owing to the acquired buildings not being vacated, only the work of that portion of the two blocks abutting on Milk Street was taken in hand and the ground and first floors of these two blocks were partially completed.

Tenders for the work of Peons' Chawls were invited and the only tender received was in excess of the estimate by over 90 per cent., and hence it was decided to start the work departmentally.

Accommodation was provided for displaced tenants and Trust coolies by building 260 semi-permanent rooms along Haines Road and Byculla Station Road and Tank Pakhady Street. In addition to this, two temporary Weavers' Sheds to accommodate 128 looms were constructed along Byculla Station Road for housing displaced tenants from the area to be occupied by Kalapani Chawls. These sheds are now occupied.

Portion of Byculla Station Road about 600 ft. in length between DeLisle and Haines roads was completed with storm water drain and pipe sewer and tarring complete. Cross Road running northwards was also constructed including drainage arrangements to a length of 175 ft.

Century Mills Worli, Worli Extension and Fergusson Road Schemes.

Schemes 51, 52, 58 and 61—A detailed level survey was made of the area comprised in these schemes and the estimates based on the probable development have been started. The development is being worked out and will be placed before the Board shortly. Land acquisition has commenced. A start has been made with the purchase of tools and plant for the work. Progress of these schemes during the next year will largely depend on the time taken to acquire the necessary land.

Foras Road Street Scheme

Scheme 53.—The site of the chawls in this scheme was acquired in February and immediately the work of 16 semi-permanent rooms for Trust sweepers was taken in hand. The filling in work as well as the road work was commenced. About 300 ft. of storm water drain was completed. The chawl work was begun just at the end of the year and the foundations of two of the blocks were completed.

Dharavi Scheme.

Scheme 56.—This scheme stands very much as do the Worli Schemes, except that land acquisition has only just commenced.

Administration.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Capital outlay in lakhs of Rs.	Estimated Nett loss in lakhs of Rs.
52	Worli	18·87	125·95	9·37
56	Dharavi	26·79	151·72	—3·5
57	Sewri Wadala ..	18·69	145·16	19·14
58	Worli Extension ..	3·95	31·91	2·98
59	Sewri Koliwada Improvement.	0·31	6·11	0·40
60	Naigaum	5·19	76·16	7·23
61	Fergussen Road ..	2·04	15·79	1·65
62	Love Lane	0·21	17·83	9·99

Trust's Programme.

8. The great expansion of the Trust programme in 1919-20, has already been stated. The margnial table gives details of the eight schemes that were notified and sanctioned during the year. All these schemes are shown by distinctive colour on the plan attached to this Report.

The area comprised in the first four schemes (52, 56, 57 & 58) covers 1,410 acres, about $\frac{1}{10}$th of the whole area of the Island, and consists of either low-lying grounds or hills. The new areas are being laid out on town-planning lines and the work is estimated to cost over 9 crores of Rupees, *i.e.*, an average annual cost of two crores spread over 5 years—a stupendous sum, when compared with the yearly expenditure hitherto incurred by the Trust.

The Sewri Koliwada Scheme No. 59, is for the improvement of the hamlet of Sewri Village, where the fishermen live, and Naigaum, Fergusson Road. and Love Lane Schemes, are mainly for the erection of chawls, for the working classes. During the year, the construction of chawls was started for Mahars and for trust peons, but neither were completed. The construction of chawls, is being accelerated, as much as possible, and every endeavour is being made to cope with the difficulties of labour, plant, and material. It will be seen that all the above new schemes, are estimated to result in an ultimate loss. Substantial progress has been made in the acquisition of the several properties in the Kolbhatwadi Scheme, which was described in detail in last year's Report. Amicable settlements, where possible, have been effected with the owners of the more valuable properties, with a view to their obtaining a lease of a developed plot.

Century Mills Chawls No. 51.

Poorer Classes Accommodation Schemes.

At the close of the year, all the cases in this scheme, had been opened by the land Acquisition Officer. Possession of the land, however, under the urgency clause, section 17 of the Land Acquisition Act, was taken and constructional work has been started.

Spring Mills Additional Chawls.

This scheme has been framed, for accommodating the employés of the Bombay Dyeing and Manufacturing Company. The area selected by the company, lies between their Mills and the chawls, already built for them by the Trust, under Scheme No. 42. The site has an area of about 59,439 Sq. yds. and the major portion of it, has been included and notified, under the

Sewri Wadala Scheme. It is proposed to construct buildings which will consist of 22 blocks of chawls, of a ground and two upper floors, containing 1,400 rooms, together with two schools and some rooms for sweepers.

The Kohinoor Mills chawls.

The Kohinoor Mills Company applied for a lease of land in the Naigaum Street Scheme, sufficient to provide, about 500 double-room tenements for their mill-hands. The Company are financing the scheme, but have asked for the help of the Trust Egineer to supervise the work of their building contractor. As this is the first scheme for erecting a large number of double-room tenements and, as such, deserved to be encouraged, the Board have acceded to the Company's request, on their paying the charges for such supervision.

Police Accomodation Schemes.

Detailed information regarding Police Accommodation Schemes will be found in Appendix H. During the year, Rs. 11,29,800 were advanced for the construction of buildings. Some of the schemes which were held in abeyance last year, have since been taken up. Representations from Government, were received for two new schemes, one on the Dadar-Matunga north estate and the other at Delisle Road.

Changes in Trust Estates. Schedule C—Government lands.

9. Government have from time to time resumed, for public purposes portions of the Government land originally vested in the Trust. Up to 31st March 1919 these resumed areas aggregated 11 lakhs square yards of the schedule value of Rs. 24·5 lakhs. During 1919-20 Government resumed 14,598 square yards of land as detailed in the margin. By the end of 1919-20 the Schedule C lands (Government lands temporarily vested in the Trust) had thus been reduced from the original area of 30·8 lakhs of sq. yds. to 19·6 lakhs and their schedule value from Rs. 74·2 lakhs to Rs. 49·4 lakhs. The Trust have received Rs. 11·3 lakhs in compensation for the areas resumed since the amendment of the Act in 1913. Under the original Act the areas taken before 1913 were taken without payment of compensation. Details of Schedule C lands vesting in the Trust will be found in Appendix D-1.

(1) 14,413 sq. yds. from the flats for the Roman Catholic Cemetery at Haines Road;
(2) 147 sq. yds. for Marine Lines, Admiralty site for a foot-path and
(3) 38 sq. yds. from Cooperage Maidan for rounding off Ranade Statue.

Schedule D—Municipal lands.

Details of Schedule D lands vesting in the Trust will be found in Appendix D-2. By 31st March 1919 these lands had been reduced by acquisition and resumption from the original area of 7·5 lakhs of square yards valued at Rs. 18·4 to 7·1 lakhs square yards valued at Rs. 16·7 lakhs, the Trust receiving Rs. 2,175 in compensation for the 548 square yards acquired for the B.B. & C.I. Railway in 1914-15 and Rs. 57,573 for the 14,259 sq. yds. in 1918-19, but nothing for the other lands as it was all resumed before 1913.

During 1919-20 the Trust received Rs. 16,095 for the 5,828 square yards of land acquired for the G.I.P. Railway Company at Dadar.

The nett changes in the Board's Estates effected during the year are set out in the following statement, full details of which will be found in Appendix D-4 to this report and that for 1918-19.

		As at the beginning of 1919-20.	As at the end of 1919-20.
	Developed Land.	Sq. yards in thousands.	Sq. yards in thousands.
Appendix D-4, col. 5 ..	Permanently leased	1461	2085
„ „ „ 5 ..	Trust's chawl sites	80	80
„ „ „ 9 ..	Yet to be permanently leased ..	190	231
„ „ 12,13 & 14	Remainder—roads, open spaces, etc.	949	952
„ „ „ 15 ..	Total. ..	2680	3348
„ „ „ 7 ..	Rent of permanently leased area ..	Rs. 18·4 lakhs	Rs. 21·3 lakhs
	Undeveloped Land.		
„ „ „ 16 ..	Area in thousands of sq. yards ..	4397	3789
„ „ „ 17 ..	Cost of acquisition.. ..	Rs. 244 lakhs.	Rs. 258 lakhs.

At the end of 1919-20 out of a total area of 1,668 acres vested in or acquired by the Trust it will be seen that about $\frac{1}{2}$ remained to be developed: of the developed area $\frac{1}{10}$th remained to be leased. The average value of the leased plots is Rs. 22·7 per square yard; that of the land yet to be leased is estimated at about Rs. 16·3 per square yard.

Progress of development.

10. The progress as regards development extends to several estates, chiefly to portions of the Dadar-Matunga and Sion-Matunga Schemes where several plots were let to housing associations.

The layout of a further portion of Nowroji Hill Estate to the south of Sandhurst Road between Dongri Street and Chinchbunder Road, was also sanctioned. It is noteworthy that nine plots on the estate that were let (after the close of the year) fetched the capital value of over 30 lakhs of Rupees.

The tenants of plots 356—360 on the Dadar-Matunga Estate applied for an alteration of the layout principally because separate detached out-houses were not required, the tenements being constructed for middle class people who could not keep motor cars or horse-carriages. The alterations were sanctioned on the understanding that the Board reserve their right to compel the lessees to provide servants' accommodation in case they found it necessary.

Under the original building rules framed by the Board the buildings on the Dadar-Matunga Estate were to be limited to a ground and *one* upper floor. The Zoroastrian Building Society had put in a condition in their application for plots on the estate, that buildings of a ground and *two* upper floors should be allowed with a view to enabling a reduction of rents. The point had also been raised elsewhere, that owing to the congestion of Bombay the Trust should allow the extra storey. The Trust sanctioned the request made by the Society and further allowed all the other lessees and tenants on the estate to also have an extra (second) storey to their buildings without payment of any extra ground rent or premium.

The Board also sanctioned the layout of the 120ft. avenue from the J. J. Hospital to Elphinstone Road. There will be a central 20ft. footpath, the tram tracks being outside the footpath and separated from the carriage ways (which will be 32ft. wide on each side) by a 6″ kerb. It is expected that the central footpath will be popular and that a greater speed may be ensured for the tram service. The trees on the central footpath which is sufficiently wide, cannot interfere with the light and air of houses and at the same time pedestrians will have the advantage of the shade.

Dishousing & rehousing.

11. Up to the beginning of the year 1919-20 completion certificates had been granted for 512 buildings on Trust Estates (exclusive of Police and Trust chawls), and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows :—

2,125 shops, 401 godowns, 1 shoeing forge, 3 soda-water factories, 1 rope factory, 2 soap factories, 1 tin-smith's shop, 1 iron foundry, 1 church, 4 theatres, 4 temples, 6 show-rooms, 12 workshops, 9 houses for clubs and other associations, 6 schools, 1 music school, 4 hospitals, 2 office buildings, 9 electric sub-stations with four offices, 1 office, 1 jamatkhana, 4 hotels, 1 hostel, 65 motor garages, 16 coach-houses and stalls, 3 motor workshops and a show-room, 1 printing press, 1 lecture hall, 1 stable for ten bullocks, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 weavers' shed for 50 looms and a rope factory, 1 photographic studio, 1 lying-in-hospital for 22 beds, 1 post and telegraph office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 16 milch cattle stables for 4,275 animals, 1 cabinet workshop, 1 sanitary institute, 1 stable, 3 sheds for Tramway Company's workshops, 1 hall, 1 library, 1 office and godown, 9,612 tenements for families 4,312 of which were one-room tenements, 1,452 two-room tenements, 2,355 larger tenements and 1,493 servants' quarters).

In 1919-20 completion certificates were granted for 42 new buildings and in addition permission was given for the occupation of 31 buildings almost complete. The following further accommodation was thus made available by private enterprise :—

222 shops, 61 godowns, 16 garages, 1 coach-house, 2 show-rooms, 1 workshop, 2 store-rooms, 14 horse-stalls and 1 soap factory having one

store-room, one packing-room, two office rooms and one hall, 1,033 tenements for families (552 of which were one-room tenements, 173 two-room tenements 236 larger tenements and 72 servants' quarters).

The number of vacant tenements in the Trust's acquired houses and chawls was 49 at the beginning and nil at the end of the year. These figures are exclusive of the tenements closed as unfit for human habitation. 20, old buildings on the Trust estate were demolished containing 148 tenements of which 124 were of one room each. In accordance with the usual practice the dishoused tenants were offered accommodation in neighbouring Trust's buildings or chawls and almost all the tenants accepted the accommodation offered; very few went to buildings outside. The new residential accommodation made available for the City population in the Trust estate during the year (neglecting shops and other non-residential quarters) amounted to 2,142 tenements, viz :—

Lessees' houses	1,032
Sion and Matunga	408
Nowroji Hill Estate	142
Suparibaug	239
Agripada East	260
Sydenham Road	45
Foras Road Scheme 53	16
Total ..	2,142

The long standing balance against the Trust in the way of an excess of tenements demolished over new tenements provided on their estates was thus substantially reduced by 1,994 tenements and now stands at 4,533 as shown below :—

Tenements demolished up to date		23,755
Tenements provided in Trust chawls, including Spring Mills chawls,	5,192	
Tenements provided in semi-permanent camps.	2,224	
Tenements provided in Police chawls	1,162	
Tenements provided in Board's lessees' buildings	10,644	
		19,222
Balance against the Trust		4,533

Details are given in **Appendices N (1) and N (2)**.

The following table shows for the last five years the number of buildings, shops and tenements constructed in the city of Bombay both within and without the Trust's estates.

	No. of buildings.			Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
	New.	Altered.	Total.	No.	Floor area. Sq. yds.	No. of tenements.	Floor area. Sq. yds.	
1915-16.								
In Trust estates ..	68	..	68	183	7,089	488	27,857	34,946
Outside „ „ ..	325	225	550	328	35,210	3,413	67,875	1,03,085
Total ..	393	225	618	511	42,299	3,901	95,732	1,38,031
1916-17.								
In Trust estates ..	73	..	73	201	9,646	1,208	39,656	49,302
Outside „ „ ..	340	164	504	450	44,254	3,344	60,065	1,04,319
Total ..	413	164	577	651	53,900	4,552	99,721	1,53,621
1917-18.								
In Trust estates ..	73	..	73	212	5,407	1,207	51,462	56,869
Outside „ „ ..	203	176	379	264	22,231	2,419	45,618	67,849
Total ..	276	176	452	476	27,638	3,626	97,080	1,24,718
1918-19.								
In Trust estates ..	72	..	72	354	10,697	1,646	62,377	73,074
Outside „ „ ..	522	275	797	430	28,253	2,779	47,487	75,740
Total ..	594	275	869	784	38,950	4,425	1,09,864	1,48,814
1919-20.								
In Trust estates ..	57	..	57	295	*——	1,268	*——	
Outside „ „ ..	507	246	753	432	19,914	2,239	42,761	6,873
Total ..	564	246	810	727	19,914	3,507	42,761	6,873

* Floor areas in Trust estates are not available.

Long Leases

12. The number of plots let up to the end of 1919-20 totalled 1819 measuring about 2,164,200 square yards or 447 acres valued at Rs. 481 lakhs with an annual rental of Rs. 21,32,000. The value is arrived at by capitalizing the rental at 22½ years' purchase and adding thereto premia paid.

The plots agreed to be leased in 1919-20 on 99 or 999 years' building leases were situated on the following estates :—

West Agripada	5
Flats	2
Chaupati West	1
Cannaught Road	1
First-Nagpada	1
Gamdevi	1
Dadar-Matunga	404
Sion-Matunga	94
Lalbaug	1
Sauparibaug	32
East Agripada	5
	547

The following lands were sold outright during the year:—3 plots admeasuring 14,413 square yards on the Flats for Rs. 14,636 to Government for the extension of the Roman Catholic Cemetery at Haines Road; 220 square yards in Gamdevi for Rs. 2,200 to Rev. A.R. Normand; 1,041 square yards of Souter Street Extension Eastwards for Rs. 13,012 to the Municipal Corporation for the Municipal Registration Office and Dispensary; one plot admeasuring 37 sq. yds. in Mathew Road for Rs. 1,110 to Government; 5,742 sq. yds. in Sauparibaug for Rs. 80,388 to Mr. Merwanji Dadabhoy Chamarbaugwalla; 7,344 sq. yds. forming part of East Agripada were sold to Government for Rs. 1,09,926 for the Government Central Press; a strip of land admeasuring 348 sq. yds. in the East Agripada Estate was sold to Mr. Haji Noormahomed Ismail Noorani for Rs. 5935.

Taking 4% on these amounts as the equivalent of the annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows:—

Analysis of Trust's land transactions in 1919-20.

No.	Particulars.	No. of plots.	Area sq. yds.	Capital value Rs.	Annual rent Rs.
I	Plots leased, *vide* Appendix G–2	547	6,58,834	69,62,915	3,12,961
	Lands sold.				
II	Flats	3	14,413	14,636	586
	Gamdevi	1	220	2200	88
	Souter Street Extension Eastwards	2	2,330	25,541	1,021
	Mathew Road	1	37	1,100	44
	Sauparibaug	10	5,742	80,388	3,216
	East Agripada	13	7,692	1,15,861	4,634
III	Total plots disposed of ...	577	689,268	72,02,641	3, 22,550
IV	Plots disposed of in 1919-20 or earlier years but relinquished to the Trust	26	36,333	3,74,512	16,832
	Net Total ..	551	6,52,935	68,28,129	3,05,718
	Corresponding figures for 1918-19 ...	253	2,96,701	50,56,814	2,25,098
	Do. 1917-18 ...	181	2,57,212	40,04,505	1,79,028
	Do. 1916-17 ...	125	1,60,183	45,65,815	2,02,464

In Appendix G–1 are given the details of leasing on each estate and a detailed list of plots leased in 1919-20 together with their areas, rentals, &c., is given in Appendix G–2.

The demand for land on the Trust's Estates continued unabated and practically all the available plots were leased. Of the total of 1819 plots disposed of no less than 465 were agreed to be leased to

co-partnership housing Societies all of whom are bound by the terms of their agreement with the Board to limit the rents of the buildings to be erected by them to not more than 6% on their outlay. *Vide* also para 28 (*c*).

Short Leases.

13. There were 882 aquired buildings in charge of the Trust at the commencement of the year, and 82 were acquired during the year. Out of this total of 964 buildings 20 were demolished and at the end of the year the Trust had 944 such buildings containing 10,865 tenements of the aggregate gross annual rent of Rs. 14,24,076.

The net change is shown below :—

On	Buildings.	Tenements.	Gross rental in lakhs	One-room tenements.	Two-room tenements.	Larger tenements.	Shops.	Godowns.	Factories, etc.
			Rs.						
1-4-1919	882	9,901	13·37	7,094	929	542	932	357	47
31-3-1920	944	10,865	14·24	7,912	941	523	977	364	148

The rents realised from acquired buildings aggregated Rs. 13,20,852, and the total temporary revenue from lands realised during the year was Rs. 16,13,623 or nearly one lakh more than the previous year. Details for two previous years are given for comparison :—

Particulars.	1917-18.	1918-19.	1919-20.
	Rs.	Rs.	Rs.
Rents from acquired buildings	10,68,531	12,05,299	13,20,852
Rents from lands let for temporary structures, &c.	2,47,055	2,36,194	2,22,127
Rents from lands let for storing materials, &c.	26,763	27,566	25,396
Rents from lands let for cultivation, &c...	40,230	46,312	45,248
Total ..	13,82,579	15,15,371	16,13,623

14. The average population in the Board's chawls and semi-permanent camps was 20,122 as shown in the following table :—

Serial No.	Names of chawls and semi-permanent sheds or health camps.	Average population.	Deaths from Plague. A	Plague. B	Cholera. A	Cholera. B	Small-pox. A	Small-pox. B	Other infectious diseases. A	Other infectious diseases. B	Other causes. A	Other causes. B	Total excluding outsiders.	Analysis according to age. Under one month.	Over 1 month & under 12 months	Over 1 year and under 10 years.	Others.	Death-rate per 1,000 in 1916.	1917.	1918.	1919.	Death-rate in Municipal sections.	Remarks.
1	Agripada A chawls	1,202	..	..	..	2	..	..	4	..	48	3	52	..	16	16	20	24·63	28·81	66·10	43·26	93·52	
2	„ B chawls	2,729	..	..	..	..	..	1	15	1	92	17	107	4	12	29	62	30·78	26·37	51·61	39·21	93·52	
3	„ C chawls	1,618	..	..	..	..	..	..	15	..	56	3	71	1	9	13	48	23·41	24·07	58·64	43·88	93·52	
4	Nagpada A chawls	476	..	..	..	..	..	..	1	..	8	..	9	..	..	3	6	14·86	8·33	31·25	18·70	60·02	
5	„ B chawls	481	..	..	..	..	..	..	..	..	4	..	4	..	1	1	2	21·01	22·59	30·20	8·32	60·02	
6	Chandanwadi chawls	2,198	..	..	..	..	..	..	9	..	66	5	75	1	7	17	50	19·73	23·03	37·20	34·12	59·12	
7	Imamwada chawls	2,920	..	..	..	..	..	..	9	2	59	..	68	..	3	10	55	19·46	14·65	34·72	23·22	70·25	
8	Princess Street chawls	246	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	8·73	8·62	21·55	4·07	39·08	
9	Mandvi-Koliwada chawls	779	..	..	..	..	..	..	..	..	6	..	6	..	..	..	6	6·43	6·30	11·54	7·70	48·79	
10	Suparibaug chawls	1,579	..	..	..	..	..	..	3	..	13	..	16	..	..	3	13	15·99	8·44	32·40	10·13	88·11	
11	Chinch Bunder chawls	1,504	..	..	..	..	..	..	3	..	22	..	25	..	2	..	23	..	12·74	34·57	16·62	70·25	
12	Semi-permanent sheds, Palton Road	910	..	..	..	..	1	..	1	..	23	3	25	..	3	5	17	15·68	27·38	21·62	27·46	65·03	
13	„ „ Chaupati ..	936	..	..	..	..	2	..	1	..	22	..	25	..	..	3	22	13·29	8·25	46·02	24·57	51·78	
14	„ „ Agripada ..	1,254	..	..	..	..	..	..	..	..	6	..	6	..	1	1	4	11·94	13·72	18·30	4·78	93·52	
15	„ „ Suparibaug..	376	..	..	..	..	..	..	..	..	4	..	4	..	..	1	3	5·09	1·69	22·00	10·64	68·11	
16	„ „ Nowroji Hill..	590	..	..	..	..	..	..	..	..	11	..	11	..	2	3	6	..	..	22·01	18·64	70·25	
17	„ „ Chinch Bunder..	324	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	..	..	..	6·11	70·25	
	Total ..	20,122	..	..	..	2	3	1	61	3	443	31	507	6	56	105	340	19·44	17·80	38·12	25·20		
					2		4		64		474					507		31·21	34·09	59·61	70·04	Whole City.	

A = Regular residents. B= Outsiders brought in sick or diseased.

It will be seen that the mortality from all causes was 507, or 235 less than that in 1918, the death-rate per 1,000 of population being 25·20 against 38·12 in the previous year.

The highest death-rate was in Agripada A, B and C chawls, and this is mainly due to the high mortality amongst children, the lowest being in Princess Street, Chinch Bunder, East Agripada and Mandvi-Koliwada.

It is however a matter of satisfaction to note that the average death rate for the year under review of each of the Trust chawls and camps is very markedly less than the average death-rate of the Municipal section in which it is situated.

Separate blocks or floors are reserved as far as practicable in the chawls for people of different religions. The following table gives the classification of the inmates of the chawls by religion according to the census of December 1919 :—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada..	1,738	2,390	502	683	10	....	5,323
Chandanwadi	332	1,137	155	569	....	....	2,193
Princess Street	....	236	....	....	....	....	236
Imamwada	....	1,560	1,319	....	....	....	2,879
Nagpada	....	401	385	108	98	....	992
Mandvi-Koliwada ..	....	656	....	100	....	....	756
Chinch Bunder	....	1,443	8	....	....	....	1,451
Suparibaug	415	370	152	516	2	1	1,456
Total ..	2,485	8,193	2,521	1,976	110	1	15,286
Semi-permanent sheds at							
East Agripada	1,197	....	94	....	....	....	1,291
Palton Road	15	935	4	16	....	....	970
Chaupati	6	927	....	3	....	....	936
Suparibaug	392	....	....	....	....	....	392
Nowroji Hill	62	550	....	....	....	....	612
Chinch Bunder	43	275	....	....	....	....	318
Miscellaneous	149	160	12	....	....	....	321
Total ..	1,864	2,847	110	19	....	....	4,840

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of Chawls.									
	Agripada.	Chandanwadi.	Princess Street.	Mandvi-Koliwada.	Nagpada.	Imamwada	Suparibaug.	Chinch Bunder.	Workmen's cottages, Matunga.	Total.
	No. of tenants.									
Mills	404	4	1	..	7	4	66	4	..	490
B. B. & C. I. Railway	40	9	..	1	10	6	49	10	..	125
G. I. P. Railway..	147	9	1	4	26	12	223	17	15	454
Municipality	75	2	..	..	18	17	9	6	..	127
Port Trust	28	2	..	3	6	24	4	29	..	96
Police	18	4	2	1	11	27	2	5	..	70
Improvement Trust	19	10	2	2	6	10	2	3	..	54
Under Government, but not in Police..	74	15	5	8	42	24	7	12	..	187
Fishermen	..	..	1	93	..	6	..	18	..	118
Hospitals, missions and schools.. ..	14	9	..	1	10	14	5	..	..	53
Factories	82	17	2	8	16	80	20	12	..	237
Docks	34	113	1	5	9	21	11	33	..	227
Hawkers	57	38	7	32	22	81	4	9	..	250
Shop-keepers	68	10	..	40	..	27	4	11	..	160
Curd-sellers	62	..	..	1	2	..	..	..	..	65
Office peons	69	74	14	16	17	52	8	21	..	271
Office clerks	58	45	2	9	8	26	20	9	..	177
Domestic servants	57	48	..	2	9	4	7	12	..	139
Cart-drivers	35	4	..	1	1	7	..	6	..	54
Artisans	96	46	2	2	6	55	5	27	..	239
Tailors	10	39	..	1	7	23	12	9	..	101
Coolies	116	80	16	5	8	208	5	46	..	484
Barbers and dhobies	12	24	..	1	5	10	5	1	..	58
Pressmen	10	15	2	2	9	80	3	15	..	136
Sundry occupations	53	50	6	14	32	69	7	52	..	283
Unemployed	26	5	..	..	..	19	..	4	..	54
Total No. of occupied rooms ..	1,664	672	64	252	287	906	478	371	15	4,709
Office, stores, &c.	..	..	..	..	..	..	2	..	..	2
Vacant rooms	1	..	..	..	1	..	..	1	..	
Grand Total ..	1,665	672	64	252	288	906	480	372	15	4,714

The occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement:—

Occupation or place of employment of the tenants.	Locality of Semi-permanent Sheds.											
	Kalapani.	Haines Road.	Palton Road.	Chaupati.	Supparibaug.	Sion	Tank Pakhady.	Naigaum.	Nowroji Hill.	Chinch Bunder.	Sheds for sweepers.	Total.
	No. of tenants.											
Mills	10	26	2	21	..	3	..	..	21	18	..	101
B. B. & C. I. Railway ..	2	29	..	6	..	..	..	..	5	2	..	44
G. I. P. Railway.. ..	3	10	9	3	2	3	..	..	10	8	..	48
Municipality	..	4	4	7	70	..	24	..	21	4	..	134
Port Trust..	..	1	2	..	..	1	..	..	21	28	..	53
Police	1	..	..	4	..	..	..	..	..	..	..	5
Improvement Trust ..	..	1	23	5	22	1	..	..	12	..	..	64
Under Government, but not in Police.. ..	..	..	2	..	..	..	..	..	..	..	..	2
Fishermen	..	..	10	28	..	1	..	..	..	..	..	39
Hospitals, missions and schools	..	6	..	8	..	..	..	..	..	..	..	14
Factories	28	23	..	14	..	..	..	..	12	..	..	77
Docks	..	4	28	3	..	..	..	..	10	41	..	86
Hawkers	..	41	39	..	..	..	..	..	5	2	..	87
Shop-keepers	..	..	10	5	..	..	..	6	1	..	..	22
Office-peons	..	..	12	63	..	..	..	..	6	4	..	85
Office clerks	..	..	3	4	..	..	..	..	..	..	..	7
Domestic servants ..	..	18	..	..	..	..	..	..	1	4	..	23
Cart-drivers	..	15	3	..	..	..	..	..	3	2	..	23
Artisans	..	..	4	..	..	..	..	..	..	..	..	4
Tailors	..	4	..	..	..	..	..	..	..	..	..	4
Coolies	6	31	91	40	2	5	..	..	15	13	..	203
Barbers and dhobies ..	..	8	..	25	..	..	..	..	..	..	..	33
Pressmen	..	1	6	24	..	..	..	..	..	..	..	31
Sundry occupations ..	..	58	..	1	..	..	..	14	9	4	..	86
Unemployed	..	12	..	..	..	1	..	..	8	4	..	25
Total number of occupied rooms..	50	292	248	261	96	15	24	20	160	134	..	1,300
Sweepers employed in Bombay Improvement Trust	..	..	..	..	..	..	..	..	..	..	24	24
Office, stores, &c.	..	..	1	1	..	..	..	..	..	..	..	2
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..	..
Grand Total ..	50	292	249	262	96	15	24	20	160	134	24	1,326

It is noteworthy that both in permanent and semi-permanent chawls about one-third of the occupants fall under the first 8 heads, and may be described as in the service of large employers. When these large employers, including Government, provide sufficient accommodation for all their workmen and servants the Trust will be considerably assisted in its endeavours to provide chawls for the working classes.

The following statement shows where the tenants of Board's chawls and semi-permanent camps lived prior to their admission into these chawls:—

	Number of tenants who came from			
	Demolished buildings in Board's schemes.	Buildings in Bombay outside the schemes.	Up-country.	Total.
Permanent chawls.				
Chandanwadi	180	450	42	672
Princess Street	61	3	..	64
Mandvi-Koliwada	185	67	..	252
Imamwada	439	396	71	906
Nagpada	43	118	126	287
Agripada	465	1,010	189	1,664
Suparibaug	48	358	72	478
Chinch Bunder	371	..	..	371
Workmen's cottages, Matunga	..	15	..	15
Total ..	1,792	2,417	500	4,709
Semi-permanent sheds.				
East Agripada	272	49	21	342
Palton Road	235	9	4	248
Chaupati	200	49	12	261
Suparibaug	74	22	..	96
Nowroji Hill	160	..	..	160
Chinch Bunder	134	..	..	34
Miscellaneous	31	34	18	83
Total ..	1,106	163	55	1,324

During the year 142 semi-permanent rooms were erected in Scheme 29 to accommodate tenants displaced by our scheme operations.

As the 86 rooms constructed on Dadar Road last year on behalf of Government for famine immigrants were no longer required by Government, they were taken over by the Trust and utilized for housing the Trust labour working in Scheme 31. Besides these, 153 semi-permanent rooms were also constructed in Scheme 31 for accommodating the Board's displaced tenants and our coolies.

Accommodation for displaced tenants and Trust's coolies was also provided in Scheme 32 by constructing 260 semi-permanent rooms along Haines Road, Byculla Station Road and Tank Pakhady Street. In addition to this, two weavers' sheds to accommodate 128 looms were erected along Byculla Station Road for housing displaced weavers from the area to be occupied by Kalapani chawls.

The total rental of the 4,800 rooms in the Trust chawls for the year amounted to Rs. 2,79,906. The revenue actually collected amounted to Rs. 2,79,168 or 99·50 per cent. of the total recoverable Rs. 2,79,833 of the year plus previous arrears of Rs. 718. The difference between Rs. 2,79,906 and Rs. 2,79,833, *viz.* Rs. 73 is due to vacancies.

The total 1919-20 rental of the 1,595 rooms including looms in the weavers' sheds in the Trust's semi-permanent sheds is Rs. 46,197 per annum. The revenue actually collected amounted to Rs. 44,708 or 97·25 per cent. of the total recoverable Rs. 44,456 of the year plus previous arrears of Rs. 1,518. The difference between Rs. 46,197 and Rs. 44,456 *viz.* Rs. 1,741 is due to vacancies. The rents charged by the Board for their permanent chawls range from Rs. 3-4-0 per living room to Rs. 5.

Rents have not been enhanced even up to the permissible limit (of 10%) under the Rent Act, though rents of similar tenements outside the Trust Estate have been raised.

The percentage of outgoings to gross revenue in the Trust chawls is as in the margin. On the basis of the maximum annual rental of Rs. 2,79,906 and outgoings at 37·23 per cent. the net annual income of the permanent chawls works out to Rs. 1,75,697 or 4·1 per cent. on the cost of chawls Rs. 42,95,130 including value of land (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at 4·61 per cent. per annum, *i.e.* Rs. 1,98,006 *i.e.* an excess of Rs. 22,309 over and above the net annual income from these chawls. The average population of these chawls during 1919-20 was 15,732 against 15,582 and 15,671 in 1918-19 and 1917-18 respectively, while the corresponding figures for semi-permanent chawls were 4,390, 3,882 and 33,73 respectively.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1918-19.	1919-20.	1918-19.	1919-20.
Sanitary staff	4·27	4·77	8·50	7·92
Pump men	1·19	1·28	..	..
Cost of management and establishment ...	7·50	7·50	7·50	7·50
Municipal taxes ...	11·64	11·56	10·29	12·45
Repairs, maintenance and supply of stores ...	8·96	12·09	9·91	23·89
Vacancies	0·25	0·03	0·43	3·76
Total ...	33·81	37·23	36·63	55·52

Finance.

Loan.

15. The original budget estimate of 1919-20 contemplated a loan of Rs. 45 lakhs. Owing to the financial stress caused by the war no loans had been raised for three years, and with the rise in the rate of interest the Board could not expect to raise a loan on anything like the same terms as were obtainable previously. A loan of Rs. 40 lakhs was raised by private arrangement with the Bank of India at 6% repayable to the Bank within 5 years, and is secured by the issue of 60 years' 6 per cent debentures redeemable at the option of the Board after 15 years. The revised estimate of the year provided for a loan of Rs. 110 lakhs and the balance of Rs. 70 lakhs was also arranged in a similar manner with the Bank of Bombay for 5 years the rate of interest payable to the Bank being 6% free of income tax, but this amount was actually received only in April 1920.

Sinking Fund.

The Trust's total borrowings on 31st March 1920 stood at Rs. 608 lakhs (Rs. 473 lakhs in India and £8,99,600 in England) involving payment of interest and Sinking Fund charges amounting to about Rs. 28·24 lakhs per annum. Government have in view of the rates of interest now obtainable on investments allowed the Trust to calculate Sinking Fund in respect of these new loans on a 4½% (instead of a 3%) basis.

Full details regarding the loans raised, the accumulation of Sinking Funds and investment of the same are given in Appendix II of the audited balance sheet which is attached to this Report.

Interest on Surplus Cash Balances.

16. The Board's earnings in interest on surplus cash balances during the last 5 years are compared in the following table. The Board opened a current account with head office of the Chartered Bank of India, Australia and China in London, with a view to facilitate payments for stores and plant.

Particulars.	1915–16.	1916–17.	1917–18.	1918–19.	1919–20.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Average daily balances (in lakhs)—					
(*a*) Not bearing interest, current a/c	0·29	0·13	0·14	0·15	0·19
(*b*) Bearing interest	0·85	0·74	0·88	0·82	2·70
(*c*) Bearing interest, fixed deposit a/c	42·76	51·24	35·49	19·19	17·62
Total ..	43·90	52·11	36·51	20·16	20·51
2. Interest earned on the above (in lakhs)					
(*a*) on current a/c balance ..	0·02	0·01	0·02	0·02	0·06
(*b*) on fixed deposit balance.	1·74	2·28	1·79	0·87	0·73
Total ..	1·76	2·29	1·81	0·89	0·79
3. Average-rate per cent. of interest.					
(*a*) on current account ..	2	2	2	2	2·37
(*b*) on fixed deposit account.	4·07	4·44	5·06	4·56	4·14
(*c*) on whole balance ..	4·01	4·39	4·97	4·40	3·88
4. Average Bank rate	6·03	6·31	5·71	5·73	5·44

The comparatively low rate of 3·88% in the year was due to the lower cash balances which did not allow the Board to spread their investments over long periods. The Bank of India paid a special rate of 3½ per cent. interest on the current account balance when the loan money obtained from them was deposited in current account with that Bank.

Accounts of 1919-20.

17. The audited accounts for 1919-20, are attached to this Report.

The total receipts and expenditure of 1919-20 were as follows:—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
Capital account ..	Rs. 28,15,145	4,2,05,292	63,00,915	7,19,522
General account ..	,, ...	53,05,078	30,80,757	22,24,321
Total ...	Rs. 28,15,145	95,10,370	93,81,672	29,43,843

Capital Account.

18. The Board's capital receipts, other than receipts from loan and surplus from Revenue Account, in the last five years are compared below.

	1915-16.	1916-17.	1917-18.	1918-19.	1919-20.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	1,12,579	13,79,285	4,84,374	2,87,107	68,220
2. Sale of building materials ..	85,678	42,429	68,303	43,854	20,809
3. Receipts from quarries ...	28,193	42,333	43,215	53,298	51,396
4. Composition of ground rents ..	85,459	1,32,239	41,436	16,069	64,867
Total Rs. ..	3,11,909	15,96,286	6,37,328	4,00,328	2,05,292

Receipts from the sale of land are usually small, because for many years it has been the Board's policy to convey land by lease rather than by sale in order to be better able to exercise sanitary control over their estates and in particular to prevent the creation of insanitary conditions by the over-crowding of land with buildings.

The net figures under the main heads of capital expenditure during the last five years are compared below :—

	1915-16.	1916-17.	1917-18.	1918-19.	1919-20.
		(In thousands).			
	Rs.	Rs.	Rs.	Rs.	Rs.
Land Acquisition	2,417	27,63	17,03	20,57	28,40
Works	8,02	8,90	3,91	8,24	29,14
Management and establishment—(Portion debited to capital) ..	3,85	3,08	3,28	3,82	5,46
Total Rs. ...	36,04	39,61	24,22	32,63	63,00

By the end of 1919-20, the Board had raised Rs. 6,08 lakhs by loans, and their total capital receipts including Rs. 54 lakhs received from Government amounted to Rs. 818 lakhs, out of which they have spent Rs. 56 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 729 lakhs on their own acquired estates and Rs. 4 lakhs on their building.

19. The Trust's profits and losses on their general (Revenue) account are set out below:— **General Account.**

Surplus in the general account.		Deficit in the general account.	
Year.	Amount.	Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
1919-20	22,24,321		
Total ...	1,14,32,015	Total Rs. ...	3,04,169

Net balance Cr. Rs. 1,11,27,846

The following is an analysis of the general (Revenue) account during the last 22 years :—

Analysis of General Account.

(*Figures in Lakhs.*)

No.		Total to end of 1908-09.	1909-10	1910-11	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20.
	SPECIAL ITEMS.												
1	Interest and sinking fund charges—												
	On debt due to Government and Municipality under Section 68 ..	..	1·1	0·8	1·0	1·1	0·8	..	..	..	..	..	..
	On debentures ..	68·9	16·0	19·1	20·2	20·6	21·4	22·4	23·8	25·8	25·6	25·2	24·1
	Total ..	68·9	17·1	19·9	21·2	21·7	22·2	22·4	23·8	25·8	25·6	25·2	24·1
2	Receipts other than Municipal contribution	74·6	13·6	16·7	19·5	20·7	23·8	25·0	26·7	30·1	33·2	35·6	37·8
3	Expenditure other than interest and sinking fund charges.	21·6	3·8	4·1	4·1	3·4	3·5	4·9	5·2	5·3	5·9	6·1	6·7
4	Net revenue (2-3) ..	53·0	9·8	12·6	15·4	17·3	20·3	20·1	21·5	24·8	27·3	29·5	31·1
5	Shortage (1-4) to be made good from Municipal contribution.	15·9	7·3	7·3	5·8	4·4	1·9	2·3	2·3	1·0	—1·7	—4·3	—7·0
6	Municipal contribution—												
	Section 73	..	..	0·6	..	..	..	..	..	..	..	..	..
	„ 72	33·6	7·8	8·3	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5	15·2
	Total ..	33·6	7·8	8·9	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5	15·2
	Profit+or loss—(6—5).	+17·7	+0·5	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9	+10·0	+12·7	+15·8	+22·2

Net revenue from Trust estates has increased from Rs. 9·81 lakhs in 1909-10 to Rs. 31·1 lakhs in 1919-20, and it is a matter for congratulation that it has so far increased much faster than the interest and sinking fund charges. The Board's accelerated programme however is bound to rapidly increase these charges.

Full details of the Municipal contribution year by year are given in Appendix **B-4.**

Collection of revenue.

20. The work of collecting temporary revenue was rendered more difficult owing to the reluctance of courts to evict. The results of the collecion will be seen from the following table:—

Particulars.	Revenue,		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	16,37,234	21,14,845	37,52,079
„ collected	16,26,766	19,39,291	35,66,057
„ „ in advance	6,343	....	6,343
„ written off	....	4,104	4,104
„ outstanding on 1st April 1920.	10,468	1,71,450	1,81,918
„ „ on 1st May 1920.	4,581	86,310	90,891
„ „ on 1st June 1920.	4,424	62,553	66,977

Permanent revenue is collected by the revenue section of the accounts branch of the Secretary and Chief Accountant's office and temporary revenue by chawl superintendents, and temporary staff of rent collectors under the Land Manager. At the end of the year there were outstandings of 0·6 per cent. on the permanent revenue and 8·11 per cent. on the temporary revenue of the total amounts for collection in the year; while of the grand total of over Rs. 37½ lakhs for collection in the year only 1·78 per cent. was outstanding on 1st June 1920. In connection with temporary revenue 178 suits were filed for arrears aggregating Rs. 5,170 of which Rs. 1,198 still remain to be recovered. In round figures the number of rent bills issued in the year was 3,400 for permanent and over 2,00,000 for temporary revenue, the corresponding figures in 1918-19 being 3,100 and 1,90,000 respectively. A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past ten years is given below :—

Particulars.	1911.	1912.	1913.	1914.	1915.	1916.	1917.	1918.	1919.	1920.
Number of tenancies	305	338	372	451	486	524	623	702	828	1088
Demand includiug past arrears in lakhs of rupees	6·28	7·09	8·65	9·70	10·57	11·27	11·92	12·93	15·00	16·37
Collection in lakhs of rupees ..	5·98	6·75	8·23	9·46	10·34	11·14	11·83	12·79	14·81	16·27
Arrears in lakhs of rupees	0·30	0·34	0·42	0·24	0·23	0·13	0·09	0·14	0·19	0·10
Percentage of arrears to demand ..	4·8	4·7	5·0	2·4	2·2	1·1	0·7	1·	1·2	0·6

Cost of management and establishment.

21. The method of distributing the cost of management and establishment and incidental expenses has been fully explained in previous reports. The actual charges of the year amounted to Rs. 6·88 lakhs (against Rs. 5·28 lakhs in 1918-19) of which Rs. 5·50 lakhs were charged to capital account and the rest to Revenue. The 'normal' (or ideal) percentage calculations worked out to Rs. 9·17 lakhs and were reduced by about 25% on account of the lower actual cost (as against reduction by 15% last year). The proportion charged to capital was 79·95% (against 72% in the previous year). Details of the apportionment are given in Appendix M. The increased cost of establishment was due to the general revision of salaries and employment of additional staff to cope with the much larger operations of the Board. It should be stated here that the proportionate cost of the Land Acquisition Officers' Establishment, has not yet been advised by Government and is not included in the year's figures.

Provident Fund.

22. The closing balance on 31st March 1920 of the Provident Fund established for the officers and servants of the Trust under section 91 (6) of the Act, was Rs. 5,23,613-10-1 as follows :—

	Rs. a. p.	Rs. a. p.
Opening balance		4,64,615 6 5
Receipts during the year—		
Employees' subscription	23,133 7 7	
Trustees' contribution	23,134 1 6	
Interest on employees' subscription	11,447 0 5	
Interest on Trustees' contribution	11,837 1 0	
		69,551 10 6
Total ..	Rs.	5,34,167 0 11
Deduct—		
Payments to subscribers and their nominees ..	9,175 14 10	
Outstanding advances against employees ..	1,377 8 0	
		10,553 6 10
Balance ..	Rs.	5,23,613 10 1

The Board have earmarked securities of the nominal value of Rs. 4·58 lakhs as a reserve against this liability the balance being on a separate current account earning interest at 4% awaiting investment. The rate of interest allowed by the Board on the balance of the Fund was provisionally raised from 4% to 5% with effect from 1st April 1919. The Board are responsible for any depreciation of the earmarked securities. The Board also framed a rule allowing the grant of advances to their employees for house building purposes out of the employees' subscription account.

Personnel.

The Board.

23. The following gentlemen served as Trustees throughout the year:—

(1) Dr. K.E. Dadachanji, L. M. & S,
(2) The Hon'ble Mr. Phiroze C. Sethna, O.B.E.
(3) Mr. Cowasji Jehangir Readymoney, B.A., C.I.E., O.B.E.
(4) Sir Sassoon David, Bart.
(5) Sir Lawless Hepper, Kt.
(6) Mr. Mahomedbhoy Currimbhoy Ebrahim.
(7) The Hon'ble Mr. Lalubhai Samaldas Mehta, C.I.E.

The ex-officio seat of the General Officer Commanding, Bombay Brigade was held by—

(1) Major General Sir Wyndham Knight, K.C.I.E., C.S.I., C.B., D.S.O., A.D.C. up to 28th October 1919.
(2) Major Genral W.B. James, C.B., C.I.E., M.V.O. from 11th November 1919 to the end of the year.

The ex-officio seat of the Collector of Bombay was held by—

(1) Mr. W. C. Shepherd, B.A., I.C.S. up to 8th April 1919.
(2) Mr. P. B. Haigh, I.C.S. from 1st July 1919 to 21st October 1919.
(3) Mr. J. P. Brander, I.C.S. from 28th October 1919, to the end of the year.

The ex-officio seat of the Municipal Commissioner was held by—

(1) Mr. P. W. Monie, M.A., I.C.S. up to 9th December 1919.
(2) Mr. H. B. Clayton, M.A., I.C.S., from 19th December 1919 to the end of the year.

The Hon'ble Mr. Chunilal V. Mehta, M. A., L L.B. one of the elected representatives of the Municipal Corporation was absent on leave from the 8th April 1919 to 11th August 1919 when Mr. Vasantrao Anandrao Dabholkar acted for him.

Mr. A. M. Tod, the representative of the Bombay Chamber of Commerce, who had proceeded on leave from December 1918 and had served as a Trustee since 1910, expired.

Mr. H. G. Cocke, who had been elected to act for Mr. Tod, resigned his seat on the Board from the 27th February 1920. No one was elected by the Chamber till the close of the year.

Mr. G. W. Hatch, I.C.S., the representative elected by the Bombay Port Trustees having proceeded on 6 months' leave with effect from the 10th May 1919, Mr. P. G. Messent, C.I.E. acted for him.

24. Mr. J. P. Orr, C.B.E., C.S.I., I.C.S., held the office of Chairman till his retirement on 9th October 1919. During the period of his absence on 6 months' combined leave preparatory to retirement Mr. W. C. Shepherd, B.A., I.C.S., acted as Chairman. **Chairman**

Mr. W. C. Shepherd, B.A., I.C.S. proceeded on 10 months' combined leave with effect from the 3rd January 1920. Mr. E. G. Turner, M.A., I.C.S., was appointed by Government to act for him.

Mr. K. N. Ramasubba Aiyar, B.A., B.L., the Secretary and Chief Accountant was on duty from the 23rd of May 1919, after return from leave. The pay of the appointment was raised to Rs. 800-50-1,200 from 1st September 1919. **Staff.**

Mr. J. F. Watson, B.E., A.M.I.C.E., the Trust Engineer was on duty throughout the year. The pay of the appointment was raised to Rs. 1,500, 50-1,800 with effect from the 1st September 1919, besides conveyance allowance of Rs. 180 per mensem for the up keep of a motor car and Mr. Watson was given an initial pay of Rs. 1,650 in the new scale.

The scale of pay of the Trust Architect, Mr. F. G. B. Hawkins, A.R.I, B.A., was raised to Rs. 1,200-50-1,500 (plus conveyance allowance of Rs. 150) from the 1st September 1919. Mr. Hawkins was on duty throughout the year.

Mr. M. H. Irens, A.M.I.C.E. was appointed as Deputy Trust Engineer with effect from the 13th October 1919 on a pay of Rs. 1,200-50-1,500 (plus a conveyance allowance of Rs. 150).

Messrs. N. D. Katrak, L.C.E., A.M.I.C.E. and S. D. Prabhawalkar, L.C.Es. were promoted from the 1st September 1919 as Senior Assistant Engineers on Rs. 650-50-800-50-1,200, (plus conveyance allowance of Rs. 150) the former starting on an initial pay of Rs. 1,000.

Messrs. D. N. Baria, L.C.E., and H. M. Abhyankar, L.C.E., were promoted as Assistant Engineers (Pay Rs. 350-25-450-50-600 plus conveyance allowance of Rs. 50) with effect from 1st September 1919.

Messrs. B. L. Kathuria, B.E. and V. R. Biwalkar, B.A., L.C.E., were appointed Assistant Engineers on 1st November 1919 and on 6th October 1919 respect vely.

Mr. M. S. Bharucha, L.C.E., Land Manager who had completed 63 years of age on the 30th December 1919 was granted a further extension of service till the 31st March 1921. The pay of the Land Manager's post was fixed at Rs. 1,500-50-1,800 (plus conveyance allowance of Rs. 150) with effect from the 1st September 1919 and Mr. Bharucha was allowed to draw the maximum pay of the grade.

Mr. R. H. A. Delves, F.S.I., the Estate Agent was granted privilege leave from the 28th June 1919 to 21st December 1919; Mr. J. T. Burge, F.S.I. the Deputy Land Manager (from 1-9-19) acted for him.

Messrs. J. T. Burge, F.S.I., H.P. Matbar L.C.E., and A. K. Dadachanji L.C.E., were promoted as Deputy Land Managers on a pay of Rs. 1,200-50-1,500 (plus conveyance allowance of Rs. 150) with effect from 1st September 1919.

Messrs. G. L. Narsimham, B.A., B.C.E., and B. S. Vakde, L.C.E., were appointed Assistant Land Managers on a salary of Rs. 750-50-1,000 (plus conveyance allowance of Rs. 150).

Messrs. Rendell, Tritton and Palmer were appointed the Board's Consulting Engineers in London on a salary of £ 500 per annum in view of the necessity of obtaining large stocks of plant and materials for works from England. Their appointment was approved by Government in G.O. G.D. No. 5183 of 5th May 1920.

Tribunal of Appeal.

25. Mr. Dinshaw Fardunji Mulla, LL.B., Advocate of the High Court of Bombay held the office of the President, Tribunal of Appeal throughout the year.

Messrs. A. E. Mirams, F.S.I. and W. A. Chambers, F.R.I., B.A., held respectively the offices of the Government Assessor and Municipal Assessor of the Tribunal of Appeal throughout the year. Mr. Mirams was on leave from 21st June 1919 to 28th January 1920, and Khan Bahadur R. B. Vakil, B.A., LL.B., I.S.O., was appointed to act for him.

Mr. Chambers was absent on leave from 9th May 1919 to 23rd November 1919, and Mr. D. P. Bhedwar B.A., L.C.E. acted in his place.

Special Collector.

26. Khan Bahadur R. B. Vakil, B.A., LL.B., I.S.O. who held charge of the office of Special Collector under the Land Acquisition Act handed over charge of his office on the 1st July 1919 to Mr. E. J. Bolus, I.C.S., who was appointed Land Acquisition Officer for the City of Bombay. (See para 3).

Meetings.

Meetings.

27. There were 45 Board Meetings and 65 Committee Meetings, the corresponding figures for previous years being 42 and 42 in 1918-19 and 48 and 31 in 1917-18.

The average number of Members attending the Board Meetings was 11·88 out of a total of 14 Members and that at the Committee Meetings 4·94 out of a total of 6 Members.

Chief Subjects of Debate.

28. The November programme has been already mentioned. It is printed in Appendix **O-I.** The new development schemes initiated in the year have already been described in para. 8. Other matters of importance

or interest that came up for consideration but which have not been mentioned in the earlier paragraphs are summarised below :—

(*a*) CONSTITUTION OF A WORKS COMMITTEE:—Closely connected with the November programme was the question of arranging for an efficient scrutiny of the Engineer's requirements for works and the speedy disposal of his requisitions in this respect. In regard to the placing of orders for large supplies of materials or plant, the Board had orginally decided that it was not necessary to delegate their powers to any committee but that their orders for entering into the necessary contracts for such purposes should be taken (at the weekly meetings) after tenders had been publicly called for (T. R. 467 of 21st October 1919). With the very large extension of the Board's operations it was felt that these matters could not be conveniently disposed of by he full Board of Trustees and accordingly the Board constituted a standing Works Committee ' and delegated to them the power to sanction all purchases of Stores and Plant for sanctioned works within the quantity and price limits previously sanctioned by the Board for each work and to enter into the necessary contracts therefor (T. Rs. 524 of 18th November and 545 of 2nd December 1919.) The Board also on the recommendation of the Committee sanctioned the Worli Scheme Works being done departmentally. The Board also authorised the Committee by specific resolutions to sanction several detailed estimates for works.

(*b*) DELEGATION OF POWERS TO THE ASSIGNMENTS COMMITTEE :—This committee had been previously empowered to deal with all applications for assignment of leases in those cases where the consent of the Board to the assignment was necessary under the lease. The Board extended the delegation to all cases of nominations to leases *i.e.*, before grant of the lease.

(*c*) CO-OPERATIVE HOUSING :—The co-operative housing movement in Bombay showed marked progress. The Board encouraged the movement in a practical manner by granting concessions to the societies which had approached them for plots on the latter agreeing to limit their dividends. Most of the societies are constructing their houses on the Dadar-Matunga Estate.

The following Co-operative and other societies were given plots :—

(*a*) *Non-housing Societies.*—

1. The Indian Education Society.
2. The Society for the Protection of Children in Western India, and
3. The Currimbhoy Ebrahim Khoja Orphanage.

(*b*) *Housing Societies.*

1. The Bombay Hindu Housing Association.
2. The Zoroastrian Society.
3. The Hindu Association.
4. The Chandraseniya Kayastha Prabhu Society.
5. The Bombay Co-operative Housing Society.
6. The Kutchi Visa Oswal Society, and
7. The Telegu Building Society.

The Estate Agent's report on this subject which gives also brief details of the lettings in these cases is printed in Appendix **0-2**. Extracts from the proceedings of the Board regarding the arrangements with the Zoroastrian Building Society are printed in Appendix **0-3**. The terms have been settled in such a way as to give the Trust the usual security and at the same time a reasonable assurance that the objects for which the plots are being let will be carried out without placing upon the Trust any obligation to enforce the Society's special conditions.

(*d*) PREVENTION OF PROFITEERING ON BOARD'S ESTATE:—With a view to check as far as possible, profiteering by tenants on the Board's estates, the Board as a rule declined to allow transfers of the benefits of the agreements for plots before completion of the buildings. The exceptions made were in he cases of *bona fide* transfers made without consideration for family reasons. In the past it was usual for the Board to allow transfers in all cases taking one-third of the consideration money as their share. After completion of the building the tenant (or lessee if he had obtained a lease) is of course free to transfer the property subject to the formal consent of the Board in the case of the older leases (where this consent had been declared necessary).

(*e*) TRUST'S DEALINGS WITH REPRESENTED AREAS:—An account of th Trust's dealings with represented areas is contained in Mr. Orr's note of 8th April 1919 which is printed in Appendix **0-4**. Out of the 20 areas that have been represented, so far 11 areas aggregating 84 acres have been taken up for treatment under Improvement Schemes.

By T. R. 325 of 15th July 1919, the Board resolved that the represented areas should be taken up in the following order :—

1. Kamatipura & Gorupdeo
2. Umerkhadi
3. Second Nagpada

subject to the prior notification and sanction of the Worli Dharavi and Sewri Wadala Street Schemes (which have been since sanctioned). Subsequently by T. R. 502 of 11th November 1919 the following additional three areas represented by the Municipal Commissioner were placed in the following order of urgency :—

1. Mount Pakhady near Gorupdeo Koliwada to be taken up at the same time as Kamatipura and Gorupdeo mentioned above.
2. Parel village to be taken up after item 1 mentioned in T. R. 325, and

3 (*a*) the area lying between Mori Road and Mahim Creek to be taken up concurrently with Dharavi Scheme No. 56 and

(*b*) Mahim Kapad bazar and certain land immediately adjoining it, before Umerkhadi.

(*f*) TRUST'S MARGIN OF EXPANSION—PROFIT AND LOSS STATEMENT :—The detailed forecast of the profits and losses on all the Trust Schemes sanctioned up to 1916 was made in that year and it was estimated that on 1st April 1916 the Trust had a margin of Rs. 122 lakhs which could be utilised to balance any losses on Schemes subsequently undertaken. This margin was calculated on the assumptions that the Trust expenditure would be spread over a fairly long period *and* that the required money could be obtained at 4 per cent. interest. But since then wages and the prices of materials have risen considerably and the rate of interest on loans has also risen to over 6 per cent. These factors alone would tend to reduce the estimated margin but an additional important factor to be considered is the effect of the Board's decision to complete *all* the sanctioned schemes within a period of 5 or 6 years. A detailed revised financial forecast has not yet been framed but owing to the magnitude of the expenditure to be immediately incurred and the loans to be raised for the purpose in the next few years it was considered necessary at the close of the year to roughly examine the profit and loss accounts of the various schemes and to ascertain how far the Trust would be in a position to stand the financial liabilities involved. The approximate calculation which was made by the Estate Agent whose note on the subject is printed in Appendix **O–5**, showed that the margin as at the close of the year could be safely estimated at Rs. 72 lakhs, on a 6% basis.

(*g*) PROPOSED AMENDMENTS TO THE CITY OF BOMBAY IMPROVEMENT ACT :—The powers given to the Board in respect of plots 1 (*a*) to (*m*) of the Flats (*vide* Schedule C to the C.B.I. Act) are as follows :—

(A) *Plots* 1 (*a*) *to* (*d*).—Under Sec. 60 (2) (*a*) these plots "shall be permanently appropriated as open spaces and may at any time be laid out by the Board as recreation ground or parks for the free use of the public."

(B) *Plots* 1 (*e*) *to* (*m*).—Under Sec. 60 (2) (c) these plots "shall vest absolutely in the Board," though in view of the *letter* of Sections 60 (5), 60 (6) and (7) and 63 it might be held that the Board only have a restricted power of dealing with the plots.

Government had already been requested to transfer plot (1) (*a*) (which measures about 78,000 Sq. yards) from Sec. 60 (2) (*a*) to Sec. 60 (2) (c) so that it may vest in the Board absolutely and be available for building purposes for which it is admirably situated. They had also been requested to make it clear that plots 1 (*e*) *to* (*m*) were really absolutely vested in the Board.

During the year, the question as regards Plots 1 (*b*) to (*d*) under (A) was considered. The Land Manager recommended that the available portions of these plots could be advantageously used for housing purposes or for the location of hack victorias and horses, a large number of which would be displaced by the execution of the Board's schemes 43 and 50 or for the erection of sheds for accommodating hand-looms, a number of which would be displaced by the execution of scheme 32, or for other similar purposes. The substitution of the following revised Sec. 60 (2) (*a*) in place of the present one, was accordingly recommended to Government.

As at present.	*As proposed to be substituted.*
Section 60 (2) (*a*):—In respect of the lands specified in Schedule C, referred to as the Flats the lands specified as plots 1 (*a*) to 1 (d), both inclusive, shall, subject to the power of resumption reserved by sub-section (7), be permanently appropriated as open spaces and may at any time be laid out by the Board as recreation grounds or parks for the free use of the public.	Section (60 (2) (*a*):—In respect of the lands referred to as the Flats specified in Schedule C as plots 1 (*b*), 1 (*c*) and 1 (*d*) the Board shall, subject to the power of resumption reserved by sub-section (7), have power at any time:— (1) to lay out the whole or any part or parts of these lands as recreation grounds or parks for the free use of the public, or (2) to appropriate the whole or any part of the said lands to building purposes.

It should be mentioned here that none of the amendments to the act which had been proposed already (*Vide* Appendix **O–3** to the Administration Report for the year 1918-19) had been taken up at the close of the year.

(h) ALTERATION IN THE FORM OF BUILDING AGREEMENT:—In two cases (Plots 36, Colaba Reclamation and 107-108 Princess Street) the Board had wished to forfeit the tenant's deposits on account of occupation of the premises before issue of completion certificates, but were advised that they could not legally do so under the agreement as it stood. The Board were also advised that they could probably if they desired frame a bye-law under Section 94 (1) (*f*) of the Act, prohibiting occupancy prior to completion of buildings. But in view of Section 472 of the Municipal Act which already provides for imposing a fine of (up to) Rs. 100 per day in cases where the provisions of Section 353A (*re*: obtaining of Municipal permssion to occupy a building) are broken, the Board contented themselves with making an alteration in the form of their building agreements to the effect that the deposit to be made will be for the due compliance by the tenant, with *all* his obligations under the agreement, so that if the tenant broke *any* of his obligations, the Board could forfeit his deposit. (T.R. 92 of 1920.)

(*i*) ARCADING FOOTPATHS ALONG SYDENHAM ROAD—SCHEME 37.—The question of arcading the footpaths along the proposed Sydenham Road from Parel Road, Bhendi Bazar to Carnac Road came up before the Board for consideration. The arguments in favour of arcading were the architectural advantage and the convenience to pedestrians affording them shelter and shade from rain and noon-day heat and freedom from the dangers and accidents arising from a rapid vehicular traffic on the road. There would also be some increased accommodation on the upper floors and some financial gain to the Board. There was, however, the risk of the covered ways being misused by shopkeepers and others depositing boxes, etc., or even utilising the covered way as a temporary ware-house for goods, and by idlers, vagabonds and other undesirable persons congregating there or sleeping at odd hours of the day and during the night. The Board decide that the advantages would outweigh the disadvantages.

They also adopted the following rules for arcading :—

(1) Arcades should be continuous and of a uniform height.

(2) Piers should be as small as possible and of hard stone without any return piers or arches at each plot, so as to obviate, what has been done on the Hornby Road Estate where adjoining lessees have erected their own independent cross piers.

(3) Rain water pipes should be taken on the street side of the piers and not (as we have in some places in the Hornby Road Estate) inside and discharging on to the covered way.

It would be necessary that the lands under arcades and the buildings put up over them should remain under the Board's control and that they should be able to lease lands up to the revised regular line of street reserving a footpath under the arcade. This would require that the width of the street should be reduced, so as to exclude the sites to be occupied by arcades. The exact width to be allowed for the road was not decided in the year.

(*j*) NUISANCE ON PLOTS 83 AND 84 GAMDEVI (THE FORD AUTOMOBILES BUILDING).—In April 1919 a complaint was received from the owners and occupiers of bungalows on Wacha Ghandi Road regarding the noise caused by the works carried on in the workshop on the plots. The noises were principally caused by tinsmiths, blacksmiths and carpenters and by the very considerable amount of repair work done on the premises. The Estate Agent reported in May and June that some of the causes of complaint had been removed by the Company who had closed the gateway on the Wacha Ghandi Road side to motor cars and removed a temporary erection which they had put up and also packing cases.

The covenant with the Board allowed the user of the premises as a workshop for repair of motor cars but the tenant was 'not to use or permit to be used the land unbuilt upon except as a garden or an open space' and also 'not to do or suffer anything to be done on the premises which may be or become noisome, injurious or offensive to the tenants of adjoining houses.' In July the Board decided after consulting their Solicitors to take action by an ejectment suit on account of the nuisance caused by the noise to the adjoining tenants. Counsel who had been requested to see the draft case prepared by the Trust Solicitors advised that the (permitted) user as a workshop for repairs of motor cars should not go beyond or contradict the covenant by doing or suffering to be done on the premises anything which may be or become noisome, injurious, or offensive to the adjoining tenants and that in case the user was beyond what was contemplated, the Board had the right of preventing such user by a right of re-entry or by injunction, the latter course being more suitable. The question was ultimately one of fact whether the user could be treated by persons of common sense living in a large town and in sufficient proximity to the premises as a nuisance causing them *substantial injury*. Continuity of nuisance was a material factor. As there was no complaint as regards night time and as the chief source of trouble,

namely the hammering of the tinsmiths had been removed, Counsel advised the Board to satisfy themselves by independent enquiry and observation as to the fact and degree of nuisance. The Solicitors added that there would be some difficulty in making out a case that the unbuilt upon land has not been used as an open space simply because cars were stacked thereon. The Board thereupon referred the matter to a Special Committee. The Committee were of opinion that a nuisance existed which called for abatement, and the Board decided in September to file a suit for injunction. In December, the Estate Agent reported that monsoon structures, additional forges, etc., which had been put up had been already removed, the open spaces had been cleared and laid out with palms in boxes and that no work was being done in the night and till 8 a.m. The Solicitors again advised that unless independent evidence of the existence of the alleged nuisance could be adduced it was not desirable to file the suit and asked for any notes taken by the Trustees who inspected the premises. The matter was again referred to the Committee who reported (in May 1920) that the Ford Company had amicably agreed to make certain alterations in their sanctioned extension plans which will leave no cause for complaints in the future and consequently there was no necessity to take any further action in the matter. The Board thereupon dropped further proceedings.

(*k*) PURCHASE OF STONEWARE PIPES :—Stoneware pipes were formerly supplied (before the war) by Messrs. Thomas Wragg & Sons (London), but their quotations for supplies to be made in the fair weather of 1919 gave prices considerably in excess of Messrs. Burn and Co.'s who however could not supply up to the required specification. The Engineer reported that in the ordinary course of events he should refuse to put in pipes which did not come up to the Municipal specification, but the difference in prices between the two quotations was so large that he asked the Board's orders as to which pipes he should take. He pointed out at the same time that in constructing sewers it was necessary to be quite certain that the sewers will not need to be dug up and replaced in 10 or 14 years' time, and that there would be very considerable risk of this having to be done if pipes were used which were not up to specification.

The question was referred to a Special Committee who reported in January as follows :—

"Messrs. Burn and Co. will not agree to a satisfactory specification and on a full consideration we are of opinion, in view of the nature of the work and the extreme importance of having pipes of good quality that Messrs. Burn and Co.'s should not be used and that English pipes should be purchased and we beg to recommend accordingly."

The Board accepted this recommendation and issued orders accordingly. (*T. R.* 193 *of* 1920.)

(*l*) GENERAL REVISION OF ESTABLISHMENT :—A general permanent revision of the scale of pay of the subordinate staff had been postponed for several years on account of the war and the Board had granted temporary

local allowances of a percentage of salary on a sliding scale and also a uniform war allowance. The menial establishment had been given house rent and war allowances.

In July 1919, the whole question of revision of establishment and the scales of conveyance allowances was referred to the Finance Committee and on their reports a general revision of pay and scale of the establishment was sanctioned with effect from 1st September 1919. A new feature was the introduction of time scales of pay and efficiency bars. Extracts from the proceedings of the Board on this subject are printed in Appendix **O-6.** Sanction of Government was accorded (as required by the Act) to the revisions in the cases of the Engineer and of the Secretary and Chief Accountant.

The Board also framed rules for the grant of advances to their officers and subordinates for purchase of motor cycles (Vide same Appendix).

(*m*) GRANT OF ADVANCE INCREMENTS:—A question having been raised regarding the Chairman's power to sanction increments before they fell due to men on a pay of not more than Rs. 300 (who are appointed by him), the Board decided that the Chairman's recommendations for the grant of advance increments which would have the effect of raising the salaries of the officers concerned to not more than Rs. 300 per mensem (which is the limit up to which he can fill up appointments under the Act) should in future be submitted for the formal approval of the Board, the papers being included in the Agenda under " Papers for Confirmation."

(*n*) GRATUITIES TO INFERIOR SERVANTS.—The old rules regarding gratuities allowed only three to twelve months', pay to the inferior service staff on being invalided. Revised rules were framed allowing gratuities of one month's pay for every year of service up to thirty years. The revised rules are printed in Appendix **O-7.**

(*o*) RENTING OF BLOCKS OF WORKMEN'S COTTAGES TO THE TRUST STAFF AT CONCESSIONAL RATES.—Owing to the growth of the Trust work and the difficulty of finding accommodation for the staff employed, the Engineer recommended that the workmen's cottages at Matunga should be reserved for housing Trust employees, the rent to be charged being limited to 10 per cent. on the salary of the employee in each case. This suggestion was approved by the Board (*T. R. No.* 118 *of* 23*rd March* 1920.)

(*p*) HOUSING OF TRUST MENIAL STAFF:—

Peons.

The Board resolved that 120 one-room tenements, so constructed as to be capable of being converted into two-room tenements, should be constructed at East Agripada close to Delisle Road near Byculla station for housing their peons. The expenditure on the whole scheme (land and buildings) is estimated at Rs. 1,25,765. Tenders to carry on the works were invited but as the only tender received was deemed exorbitant, being 90 per cent. above the estimate of the Trust Engineer the work is being carried out departmentally.

Labourers.

The Board resolved to provide 100 rooms at Salamati Hill, and 200 rooms near the Portuguese Cemetery to the north of the Mahim chord in Scheme 6 for the Trust labourers in schemes 5 and 6. As regards labour in Scheme 31 (Parel) and East Agripada, some 86 rooms in the former area and 52 rooms in the latter which had been erected for the famine refugees, by an agreement with Government, have been now occupied by Trust labourers. The rooms are of the usual semi-permanent type, *i.e.*, corrugated iron sheets and wood frames.

Sweepers.

The Board sanctioned the construction of 16 semi-permanent rooms in their *Foras* Road Scheme at an estimated cost of Rs. 4,000 for their sweepers employed on Nowroji Hill.

(*q*) TROWEL, ETC., RETURNED BY LORD SANDHURST:—Many years ago Lord Sandhurst the then Governor of Bombay laid the foundation stone of the first chawls built by the Trust, when he was presented with a silver trowel, etc. Lord Sandhurst wrote in August 1919, requesting the Trustees to accept the articles as an interesting reminiscence. The Trustees accepted Lord Sandhurst's kind offer with very great pleasure. The trowel, etc., which had been handed over by Lord Sandhurst to Lord Sinha were received from he India Office in December 1919.

Estate Statistics.

29. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years:—

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate.										II.—Area resumed or sold in acres.	II.—Area to be acquired in acres.	IV.—Roads		V.—Chawls.				VI.—Police Chawls.			VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16 + 20 + 23	IX.—Cost of programme	
	Developed.					Undeveloped.			Total.																
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Acres, cols. 2 + 6.	Annual revenue in lakhs. cols. 4 + 9.			Constructed in miles.	Cost of construction in lakhs.	Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	Tenements provided.	Cost in lakhs.	Annual rent in lakhs.			spent. In lakhs.	to be spent. lakhs.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1910–11.. ..	279 *56* 335	114	7·4	81	1,069	410	6,02	5·0	1,404	12·4	89	461	13·0	18·0	3,647 *248	38·6 1·60	1·3 0·19	0·8 0·11	902	12	0·5	3,456	8,253	403	173
1911–12.. ..	277 *61* 338	123	8·2	80	1,070	540	7,109	5·7	1,408	13·9	185	331	13·2	19·6	4,271 *248	40·5 1·63	1·9 0·18	1·3 0·10	902	12	0·5	4,390	9,811	445	308
1912–13.. ..	295 *62* 357	132	9·6	70	1,096	517	6,404	6·6	1,453	16·2	197	221	14·1	21·1	4,301 *261	40·5 1·69	2·2 0·16	1·5 0·08	902	12	0·5	4,919	10,383	456	346
1913–14.. ..	293 *65* 358	145	10·5	59	1,121	873	9,879	7·5	1,479	18·0	215	134	14·3	22·1	4,301 *651	40·5 2·26	2·2 0·16	1·7 0·10	902	12	0·5	5,737	11,591	509	276
1914–15.. ..	308 *67* 375	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301 *928	40·5 2·55	2·2 0·27	1·5 0·19	902	12	0·5	6,151	12,282	540	259
1915–16.. ..	367 *68* 435	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316 *953	40·7 2·66	2·3 0·3	1·5 0·16	902	12	0·5	6,624	12,795	572	307
1916–17.. ..	391 *71* 462	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750 *953	46·7 2·67	2·5 0·3	1·6 0·17	1,162	12	0·6	7,138	14,003	597	281
1917–18.. ..	553 *71* 624	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940 * 954	46·7 2·76	2·8 0·3	1·8 0·17	1,162	12	0·6	8,155	15,211	615	278
1918–19.. ..	554 *74* 628	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192 *1,114	‡46·8 3·22	2·8 0·3	1·8 0·17	1,162	13·3	0·6	9,612	17,080	644	297
1919–20.. ..	692 *79* 771	447	21·3	48	1,187	944	10,865	11·4	1,879	32·7	299	1,642	24·0	46·8	†5,192 *2,224	51·1 5·51	2·8 0·4	1·8 1·25	1,162	13·3	0·6	10,644	19,222	704	550

Italics in col. 2 indicate area of roads handed over to the Municipality.

† Including 504 in Spring Mills chawls which are the property of the Board for 28 years only.

* Semi-permanent sheds for dishoused tenants.

‡ Exclusive of the cost of Spring Mills chawls, *viz.*, 5·18 lakhs.

The close of the Trust's 21st year finds them in actual and prospective possession of about two-ninths of the total area of the island, being twice as much as it possessed in the beginning of the year.

Transfer to Municipality.

The constitution of the Trust remains unaltered but the transfer of its functions to the Municipality has been decided upon in principle and the necessary formalities and legislation to effect the transfer are receiving attention at the hands of Government.

This report would not be complete without reference to the retirement of Mr. Orr and the resolution of the Board placing on record their high appreciation of the ability and energy with which he administered the Trust during the ten years he held the office of Chairman, of his keen interest in the improvement of the City, and the success with which he dealt with the finances of the Trust.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st November 1920.

Appendix A.

Capital Account.

Figures in Lakhs.

	1915-16.		1916-17.		1917-18.		1918-19.		1919-20.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	55·8	568·0	..	568·0	..	568·0	..	568·0	40·0	608·0
Discount—or premium+	—0·9	—7·7	..	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds	3·1	44·5	16·0	60·5	6·3	66·8	4·0	70·8	2·1	72·9
Appropriation from general account	7·9	50·5	10·0	60·5	12·7	73·2	15·8	89·0	22·2	111·2
Special contribution from Government	..	54·0	..	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	65·9	709·3	26·0	735·3	19·0	754·3	19·8	774·1	64·3	838·4
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0·2	6·0	0·3	6·3	0·2	6·5	0·1	6·6	*N*	6·6
„ "D"	1·3	9·5	5·6	15·1	0·1	15·2	0·2	15·4	0·1	15·5
„ "E"	..	4·6	..	4·6	0·1	4·7	..	4·7	..	4·7
Police Accommodation Schemes ..	1·8	12·1	3·4	15·5	0·6	16·1	0·8	16·9	12.1	29·0
TOTAL ..	3·3	32·2	9·3	41·5	1·0	42·5	1·1	43·6	12·2	55·8
II.—On the Trust's own acquired lands.										
Cost of management	1·6	24·0	1·2	25·2	1·0	26·2	1·2	27·4	1·6	29·0
Cost of establishment	1·7	30·4	1·5	31·9	1·8	33·7	2·4	36·1	3·1	39·2
Acquisition of land	24·0	475·7	22·1	497·8	16·6	514·4	20·6	535·0	27·3	562·3
Chawls	0·7	30·5	1·2	31·7	0·1	31·8	0·5	32·3	6·3	38·6
Roads	2·2	19·0	2·0	21·0	3·0	24·0	6·4	30·4	9·6	40·0
Other works	0·7	8·9	0·9	9·8	*N.*	9·8	*N*	9·8	*N.*	9·8
Mill Company's chawls	1·7	1·7	1·4	3·1	0·6	3·7	0·4	4·1	1·1	5·2
TOTAL ..	32·6	590·2	30·3	620·5	23·1	643·6	31·5	675·1	49·0	724·1
III.—Miscellaneous.										
Office buildings	..	3·2	..	3·2	..	3·2	..	3·2	0·7	3·9
Other items	0·1	4·1	..	4·1	..	4·1	..	4·1	1·1	5·2
TOTAL ..	0·1	7·3	..	7·3	..	7·3	..	7·3	1·8	9·1
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL ..	36·0	649·6	39·6	689·2	24·1	713·3	32·6	745·9	63·0	808·9
Balance ..	29·9	59·7	—13·6	46·1	—5·1	41·0	—12·8	28·2	1·3	29·5

N= negligible.

Note :—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
„ „ „ 1915-16, p. 38 „ „ „ 7 „ 31-3-16.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-1.

Analysis of General Account.

Figures in cols: 2 to 12 shown in lakhs.

YEAR.	Receipts.					Expenditure.					Balance appropriated to capital account.	Remarks.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898–99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	* Includes interest paid to Government and the Municipality under section 68 (1) of the Act.
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917–18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918–19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15·8	
1919–20	35·7	15·2	1·7	0·2	52·8	3·7	2·2	24·1	0·6	30·6	22·2	
Total to end of 1919–20	305·2	146·2	41·8	1·3	494·5	44·6	22·5	313·1	3·1	383.3	111·2	

Year.	Government	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 305·2 rents no less than 151·4 or 49·6 per cent. was from temporary occupations.

Of the 111·2 surplus 18·9 was paid to the Municipality and 1 to Government and the balance Rs. 91·3 lakhs relating to the years 1911-12, *et. seq.*, has under the amended Act been appropriated to capital.

Of the 146·2 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes, is Rs. 104·8 lakhs in the 22 years.

Government contribution (profits from Schedule C lands) after deduction of the 1 lakh refunded to them as their share of profits, is 35·7 lakhs in the 22 years.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-2.

Showing from Appendix B-1 how the burden of interest and sinking fund charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1919-20.

(*For explanation of the method followed,* vide *Annual Report for* 1908-09, *pp.* 25 *to* 29.)

Figures in lakhs.

Sources of revenue.	Rents.	Maintenance.	Taxes.	Profit from land, columns 2—(3+4.)	Profit from cash transactions.	Net profit in general account distributed between Government, Municipality and Trust.	Distribution of interest and sinking fund charges, col. 5+ col. 6 - col. 7.	Percentage of interest and sinking fund charges.	Remarks.
1	2	3	4	5	6	7	8	9	10
Government	47·8	9·1	1·01	† 37·7	....	1·0	36·7	11·7	† The following sums having been credited to the capital account find no place in this statement: — Government. Municipality. Cash grants .. 54·00 .... Compensation for resumption of land, premia on leases, &c. 11·15 0·93
Municipality	8·1	3·3	0·45	† 4·4	146·2	18·9	131·7	42·1	
Trust	249·3	32·2	21·1	196·0	40·0	* 91·3	144·7	46·2	
Total ...	305·2	44·6	22·5	238·1	186·2	111·2	313·1	100·0	
If the Municipality had levied no taxes from the Trust, the figures would have been as follows :—									
Government	47·8	9·1	..	38·7	..	1·0	37·7	12·0	
Municipality	8·1	3·3	..	4·8	146·2	41·4	109·6	35·0	
Trust	249·3	32·2	..	217·1	40·0	91·3	165·8	53·0	
Total ...	305·2	44·6	..	260·6	186·2	133·7	313·1	100·0	

* Profits have been retained by the Trust as under in accordance with the amended Act:—

1911-12 ..	2·9
1912-13 ..	4·9
1913-14 ..	7·4
1914-15 ..	7·5
1915-16 ..	7·9
1916-17 ..	10·0
1917-18 ..	12·7
1918-19 ..	15·8
1919-20 ..	22·2
	91·3

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix B-3.

Comparison of the amounts contributed towards Trust's interest and sinking fund charges up to end of 1919-20 by Government and Municipality with the capital borrowed by Trust up to end of 1919-20 for expenditure on Government and Municipal lands vested in the Trust.

(OOO *omitted.*)

ITEM.	Capital borrowed			Government and Municipal contributions to interest and sinking fund charges to end of 1919-20, *vide* Appendix B 2, col. 8.
	For works.	For paying off general account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government lands. Schedule C	6,21	....	6,21	....
Government lands. „ E	4,73	75	5,48	....
Government lands. Police Accommodation Schemes	29,85	2,70	32,55	....
Total .	40,79	3,45	44,24	36,70
Municipal lands—Schedule D	10,41	6,45	16,86	1,31,70
Grand total ..	51,20	9,90	61,10	1,68,40

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix B-4.

Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments.

(Vide Report, para. 19.)

000 omitted.

Year.	Rateable value chargeable with 2% under section 72.	2% thereon.	Rateable value chargeable with general tax.	Percentage rate of general tax.	General tax realizable for each year.	General tax receipts in each year.	Payment to Trust under section 72.	Balance of general tax after such payment.	Remarks.
1	2	3	4	5	6	7	8	9	10
1895–96 ..	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	..	..	In 20 years ending 1919–20 rateable value increased from 252 to 739 lakhs, *i.e.*, by 487 lakhs or 193 per cent. at average rate of 24·35 lakhs per annum.
1896–97 ..	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	..	..	
1897–98 ..	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	..	..	
1898–99 ..	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	..	..	In 5 years ending 1919–20 rateable value increased from 515 to 739 lakhs, *i.e.*, by 224 lakhs or nearly 43·49 per cent. at average rate of 44·80 lakhs per annum.
1899–1900..	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	..	..	
Total ..	12,12,94	24,25·87	12,11,89	..	1,10,99	1,10,07	..	..	
1900–01 ..	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	The full 2 per cent. (section 72) would have given the Trust 176 lakhs. The Trust actually got 127 lakhs at an average of Rs. 6,33,700 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 8,81,000 per annum.
1901–02 ..	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902–03 ..	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	
1903–04 ..	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	
1904–05 ..	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	Municipality's actual receipts from the general tax in 1900–20 exceeded full tax realizable by 9·50 lakhs or 0·47 lakh per annum.
1905–06 ..	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906–07 ..	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	
1907–08 ..	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	Out of these receipts the Trust got 127 lakhs while the Municipality got 744 lakhs. This 744 lakhs gave the Municipality in 1900–20 an average income of 37·20 lakhs per annum which is 15·19 lakhs more than the average of the preceding 5 years.
1908–09 ..	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	
1909–10 ..	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	
1910–11 ..	4,47,36	8,94·72	4,47,99	10⅝	46,94	45,77	8,35	37,42	
1911–12 ..	4,61,17	9,22·34	4,61,65	10⅝	48,43	49,76	8,65	41,11	For the 5 years 1900-05 the average rate of general tax was 11 ; for the 5 years 1905-10 it was 9 ; for the 5 years 1910-15 it was 10⅓ and for 1915-20 it was 9⅞.
1912–13 ..	4,74,74	9,49·48	4,75,16	10⅝	49,80	49,52	9,25	40,27	
1913–14 ..	4,99,03	9,98·06	4,99,36	10	49,23	48,85	9,32	39,53	
1914–15 ..	5,14,66	10,29·33	5,14,60	9⅞	50,24	50,41	9,77	40,64	
1915–16 ..	5,45,17	10,90·35	5,46,35	9⅞	52,95	54,38	10,17	44,21	When 2 per cent. was fixed for the Municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its general tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-20. But the Municipality gave up to the Trust only 14·6 per cent. of actual receipts.
1916–17 ..	5,63,13	11,26·25	5,64,39	9⅞	54,68	54,22	11,01	43,21	
1917–18 ..	5,85,77	11,71·55	5,86,96	9⅞	57,05	56,91	10,98	45,93	
1918–19 ..	7,14,80	14,29·60	7,18,51	9⅞	70,28	75,04	11,52	63,52	
1919–20 ..	7,39,55	14,79·11	7,43,26	9⅓	72,92	77,58	15,20	62,38	
Total ..	88,12,77	1,76,25·57	88,33,50	..	8,61,41	8,70,91	1,45,64	7,25,27	Under the Act as now amended the Trust has retained profits of 1911–12, 1912–13, 1913-14, 1914–15, 1915–16, 1916-17, 1917-18, 1918-19, and 1919–20 *viz.*, Rs. 2·9 lakhs, 4·9 lakhs, 7·4 lakhs, 7·5 lakhs, 7·9 lakhs, 10·05 lakhs, 12·7 lakhs, 15·8 lakhs and 22·2 lakhs respectively.
	Adjustment for refund under section 79 for				1908-09.	16,76			
	" " "				1909-10.	53			
	" " "				1910-11.	1,60	—18,89	+18,89	
						..	1,26,75	7,44,16	An average of 37,21 per annum as Municipality's share against Trust's share averaging 6,34 per annum.

Note.—The figures in col. 3 show the amount payable to the Trust before section 72 of the Act was amended in January 1913. Under the amendment the Trust receives $\frac{2y}{x}$, where x represents the rate of the general tax for the previous year and y the receipts from the general tax realized by the Municipality in that year including advances and arrears for 1912-13 and subsequent years.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1919-20.

The original grants under Schedule C are also shown.

Serial No.	Name of Plot	As per original Schedule C, Area.	As per original Schedule C, Value.	Present Area in thousands of sq. yds	Schedule value in thousand of rupees.	Developed land. Leased plots. No.	Leased plots. Area in thousands of sq. yds.	Leased plots. Capital value in thousands of rupees.	Leased plots. Rental in thousands of rupees.	Unleased plots. No.	Unleased plots. Area in thousands of sq. yds.	Unleased plots. Capital value in thousands of rupees.	Unleased plots. Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Undeveloped land. Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands.																	*Now occupied by the Willingdon Sports Club on a 7 years' lease.
1	Flats	17,01,251	..	14,12·2	2,08	3	21·3	102	4·5	..	..	..	..	1,69*	..	12,22	1,80	1,814 sq. yds. acquired for B. B. & C. I. Ry. 3,866 square yards acquired for B.B. & C.I. Railway in 1918-19. An area of 3,83,912 square yards on the Flats is being developed into a public park. An area of 7,07,075 square yards is leased to the W. I. T. Club at an annual rent of Rs. 7,500 until 31st March 1925.
2	Kennedy Sea Face ..	4,19,033	..	4	..	1	4·0	0·2	0·01	..	..	..	..	..	..	..	..	Swimming Bath.
3	Cooperage	66,178	..	59	5,86	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under Section 60 (4).
4	Marine Lines	1,22,163	12,21,630	88	12,06	..	..	..	..	..	..	..	..	88*	..	..	..	* Do. do. do.
				34·2		20	32·6	5,60	25·2	..	..	..	..	..	..	..	..	576 sq. yds. resumed by Government. 1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42,394	4,23,940	44	2,71	16	32·0	7,67	30·7	..	..	..	..	12*	..	..	..	*Central Garden.
6	Wodehouse Road ..	55,625	5,56,250	41	3,70	18	40·0	7,75	33·4	..	..	..	..	..	1	..	..	
7	Hornby Road	71,051	14,21,020	57·1	12,72	37	45·1	16,07	70·1	..	..	..	..	..	..	..	..	12,000 sq. yds. road handed over to Municipality.
8	Plot South of Crawford Market (Hornby Road)	9,569	1,91,380	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot North of Municipal Offices (Hornby Road)	6,600	1,98,000	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over	24,93,864	40,12,220	17,54·0	42,77	97	189·5	42,94·2	185·0	..	..	..	..	3,28	1	12,22	1,80	

Appendix D-1.—*concld.*

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1919-20.

Serial No.	Name of plot.	As per original Schedule C. Area.	As per original Schedule C. Value.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Leased plots. Area in thousands of sq. yds.	Leased plots. Capital value in thousands of rupees.	Leased plots. Rental in thousands of rupees.	Unleased plots. No.	Unleased plots. Area in thousands of sq. yds.	Unleased plots. Capital value in thousands of rupees.	Unleased plots. Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Undeveloped land. Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Brought forward ..	24,93,864	40,12,220	17,54·0	42,77	97	1,89·5	42,94·2	1,85·0	..	..	..	..	3,28	1	12,22	1,80	
10	West Chaupaty Estate (including the Hill slope).	89,623	8,96,230	53·0	580	..	..	..	..	..	..	..	..	53	..	..	..	On actual measurement Chaupaty Estate is found to be 5,453 square yards less than shown in Schedule C.
		52,657	..	76·7		21	76·4	999	44·7	15	20·0	3,02	13·6	..	..	..	..	17,203 square yards road handed over to Municipality.
	Old Distillery Plot ..			7·0	71	5	6·3	116	5·2	..	..	..	..	..	..	..	..	8,000 square yards reserved for roads.
11	Parel Estate	3,30,469	9,91,407	117·6	353	..	..	..	..	..	..	..	..	..	1	118	353	1,40,225 square yards resumed by Government for Rs. 7,01,275 in 1913-14.
	Total..	29,66,613	58,99,857	20,08·3	52,81	123	2,72·2	54,09·2	2,34·9	15	20·0	3,02	13·6	3,81	2	13,40	5,33	22,563 square yards resumed for Rs. 2,03,067 in 1916-17.
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8·3	103	1	8·3	230	10·3	..	..	..	..	..	..	..	..	
	East Chaupaty Estate	7,449	..	4·7	33	4	2·2	78	3·5	1	2·5	31	1·4	..	..	..	..	
	Total..	15,707	1,03,225	13·0	136	5	10·5	308	13·8	1	2·5	31	1·4	..	..	..	..	
	Schedule E Lands.																	
	Colaba Reclamation ..	..	..	68·0	..	36	53·8	23,80	1,06·7	..	..	..	..	14	..	..	..	
	Nepean Sea Road Reclamation.	..	..	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	Roads (26,406 square yards) handed over to the Municipality not shown here.
	Total..	..	..	70·0	..	37	55·8	23,94	1,07·3	..	..	..	..	14	..	..	..	
	Grand Total..	29,82,320	60,03,082	20,91·3	54,17	165	3,38·5	81,11·2	3,56·0	16	22·5	3,33	15·0	3,95	2	13,40	5,33	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust's Estates on Municipal lands (Schedule D) as at close of 1919-20.

The original grants under Schedule D are also shown.

Serial Number.	Name of Estate.	As per original Schedule. D		Present Area in thousands of sq. yards.	Schedule value in thousands of rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.									
		Area.	Value.			No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.	Service passages in thousands of sq. yards.	Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	Connaught Road Estate..	36,827	1,93,074	29·7	1,70	17	12·2	93	4·2	..	..	..	..	..	..	1·5	16*	79	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 square yards road handed over to Municipality.
2	West Agripada (including Scheme 9.)	4,12,815	12,98,137	4,10·9	14,04	151 C 6	2,12·7 28·0	22,62 1,80	1,01·6 8·1	9	15·0	1,35	6·1	29·7	27·4	8·7	..	..	58,837 square yards road handed over to Municipality. 10,451 ,, road area transferred to Scheme 32. 5,701 ,, ~~road~~ by municipality. 14,259 ,, acquired by Government for B. B. & C. I. Railway.
3	Matunga lands	2,98,376	3,49,348	2,68·3	1,74	1	1·6	..	‡..	..	..	..	..	..	..	..	35·3	23	‡As the land is leased in exchange the rent is Rupee one only. Portions of 3 plots measuring 576 sq. yds. are deducted from the originally reported area the schedule value of the same is Rs. 490. 2,31,401 Square yards of land have been transferred to Scheme 5.
	Total ..	7,48,018	18,40,559	7,08·9	17,48	169 C 6	2,26·5 28·0	23,55 1,80	1,05·8 8·1	9	15	1,35	6·1	29·7	27·4	10·2	51·3	102	

C = Trust's Chawls, together with Trust's Store Yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 877.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial No. of scheme.	Name of scheme.	Land acquired up to 31st March 1920.		Developed land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada ..	72·8	15,37	60	42·8	7,86	35·3	..	..	..	..
				C 2	4·7	33	1·4				
2	Princess Street ..	1,20·1	67,47	113	60·7	91,40	4,08·1	1	0·9	13	0·6
				C 2	11·1	1,89	8·5				
3	Sandhurst Road ..	2,48·5	82,45	171	1,15·5	75,19	3,34·8	12	7·9	6,44	28·9
				C 2	14·4	1,94	8·7				
4	Gamdevi	1,81·7	12,16	118	1,01·3	21,29	89·6	..	..	..	..
5	Dadar-Matunga ..	14,38·0	23,32	648	8,06·4	87,10	3,90·1	75	1·28·1	16,87	75·8
6	Sion-Matunga ..	17,53·1	19,95	88	82·3	6,03	26·6	11	15·6	1,46	6·5
				C 1	0·9	4	0·2				
8	Mandvi-Koliwada..	29·4	19,80	32	15·1	16,30	73·1	..	..	..	..
				C 1	4·2	3,13	14·1				
13	Souter Street Extension eastwards ..	7·5	21	4	3·1	42	1·7	5	3·9	47	2·1
27	Mathew Road ..	50·8	11,30	21	34·5	11,09	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	11	5·5	9,00	39·8	3	1·9	38	1·3
				C 1	8·5	2,27	10·2				
30	Souter Street Extension westwards ..	16·9	69	..	..	..	..	..	..	..	..
		2·6	10								
31	Parel	5,47·7	41,54	126	1,23·5	23,25	1,04·3	19	12·2	2,73	12·3
		17·1	1,09	C 1	8·1	36	1·6				
32	East Agripada ..	2,04·6	22,54	42	46·8	7,16	30·5	28	20·3	3,82	17·2
33	Bhatwadi	8·5	2,79	10	5·2	1,09	4·2	..	..	..	..
36	Chunam Kiln Road.	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	66·7	1,04,31	..	..	..	..	..	..	..	..
41	Undria Street ..	6·4	4,62	3	0·7	13	0·6	7	1·7	68	3·0
43	Parel Road (Central)	27·0	17,22	..	..	..	..	..	..	..	..
47	Parel Road (Northern)	41·2	22,98	..	..	..	..	..	..	..	..
50	Mazagaon Street ..	16·6	1,58	..	..	..	..	..	..	..	..
52	Worli ..	63·7	2,15	..	..	..	..	..	..	..	..
53	Foras Road ..	44·9	6,96	..	..	..	..	..	..	..	..
54	Kolbhatwadi ..	0·5	91	..	..	..	..	..	..	..	..
56	Dharavi ..	12·0	..	..	..	..	..	..	..	..	..
	Police Accommodation Schemes.										
14	Nagpada	‡	‡	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road ..	0·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·3	16	1	1·2	15	0·7	..	..	..	..
19	Agripada	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	§	§	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	‖	‖	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·2	¶	1	6·1	¶	¶	..	..	..	..
39	Sandhurst Road East	×	×	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	¶	1	16·4	¶	¶	..	..	..	..
44	Maharbaudi ..	2·7	¶	1	2·7	¶	¶	..	..	..	..
45	Palton Road ..	5·9	¶	1	5·7	¶	¶	..	..	..	..
	Poorer classes Accommodation Schemes.										
42	Spring Mills ..	20·0	76	1	20·0	76	3·4	..	..	..	..
51	Century Mills ..	48·7	1,12	..	..	..	..	..	..	..	..
	Total ..	52,72·1	5,51,20	1,469	15,19·3	3,64,72	16,17·1	1,61	1,92·5	32,98	1,47·7
				C 10	51·9	9,96	44.7				

C=Board's chawl site.

D-3.

own lands as at close of 1919-20.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped land. Area acquired in thousands of sq. yds.	Undeveloped land. Proportionate cost of acquisition in thousands of rupees.	Road handed over to Municipality in thousands of sq. yds.	Police Accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6,10,13, 14, 15,16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.)
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·5	72·8	
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds. acquired under section 41 or by private agreement.
5·0	20·8	3·6	10·6	3,50	69 0	2·8	3·1	2,52·7	0·6 sq. yds. transferred to Scheme 33 4·8 „ „ acquired under section 41
14·2	12·4	6·8	..	..	41·7	1·8	7·0	1,85·2	3·5 s. y. acquiredby private agreement.
2,86·1	2,86·1	..	71·3	1,16	..	..	1,33·4	17,11·4	2,31·4 sq. yds. have been transferred from Schedule D Matunga Lands. 42·0 sq. yds. of Vincent Road are included in this Scheme.
14·1	2·1	..	16,27·5	18,52	..	..	10·6	17,53·1	
..	5·3	1·1	..	..	9·1	..	1·7	36·5	6·5 sq. yds. acquired under section 41 0·6 „ „ explained in Engineer's letter No. 3456 dated 15th May 1912
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 „ „ acquired under sec. 41.
..	12·5	3·5	1,29·4*	47,89	10·4	..	..	1,71·7	* Of this area 44·67 s. y. are let or are available for letting for godowns and grain drying grounds on short leases.
..	..	..	..	..	..	..	19·5	19·5	15·5 sq. yds. sold to B. B. & C. I. Railway in 1911-12.
..	92·2	1·7	1,42·0	10,51	12·2	..	1,72·9	5,64·8	0·3 sq. yds. acquired under sec. 41.
..	22·8	2·4	93·1	10,26	6·7	..	22·5	2,14·6	10·0 sq. yds. road area transferred to this scheme from Schedule D lands
..	1·0	0·3	..	..	1·4	..	..	7·9	0·6 sq. yds. transferred to this Scheme from Scheme 3.
..	2·7	..	..	..	8·2	..	..	11·2	3·4 sq. yds. acquired under section 41.
..	..	..	66·7	1,04,31	..	..	..	66·7	
..	0·8	..	3·2†	2,31	..	..	..	6·4	† This area is occupied in part by seven houses which have been remodelled by the Trust.
..	..	..	27·0	17,22	..	..	..	27·0	
..	..	..	41·2	22,98	..	..	..	41·2	
..	..	..	16·6	1,58	..	..	..	16·6	
..	..	..	63·7	2,15	..	..	..	63·7	
..	..	..	44·9	6,96	..	..	..	44·9	
..	..	..	0·5	91	..	..	..	0·5	
..	..	..	12·0	..	..	..	..	12·0	
..	..	..	..	..	..	..	..	4·0	‡ Included in Scheme 1.
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	1·5	§ Included in Scheme 2.
..	..	..	..	..	..	..	..	1·8	‖ Do. do. 4.
..	..	..	..	..	..	..	..	6·1	¶ Nominal.
..	..	..	..	..	..	..	..	2·8	× Included in Scheme 3.
..	..	..	..	..	..	..	..	16·4	
..	..	..	..	..	..	..	..	2·7	¶ Nominal.
..	..	..	..	..	..	..	..	5·9	
..	..	..	..	..	..	..	..	20·0	
..	..	..	48·7	1,12	..	..	..	48·7	
3,22·2	4,63·9	29·6	23,98·4	2,51,38	2,32·6	10·1	3,76·3	55,97·0	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.	
			Leased plots.				Unleased plots.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12, 13 and 14.)	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E.)	20,91	54,17	165	3,39	81,11	3,56	16	23	3,33	15	67	2	..	4,31	13,40	5,33
2. Trust's estates on Municipal land (Schedule D.)	7,09	17,48	169 C 6	2,27 28	23,55 1,80	1,06 8	9	15	1,35	6	30	27	10	3,37	51	1,02
3. Trust's estates on their own land.	52,72	5,51,20	1469 C 10	15,19 52	3,64,72 9,96	16,17 45	161	1,93	32,98	148	3,22	4,64	30	25,80	23,98	2,51,38
Total ...	80,72	6,22,85	1803 C 16	20,85 80	4,69,38 11,76	20,79 53	186	2,31	37,66	1,69	4,19	4,93	40	33,48	37,89	2,57,73

C=Trust's Chawl site.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Schemes.		Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-1920.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1919-20.	To be spent after 1919-20.	
1	2	3	4	5	6	7	8
1	First Nagpada	0·7	*Nil.* ..	*Nil.* ..	27,14	..	Completed in 1913-14.
2	Princess Street	1·2	Tarring of service passage behind plots 65 and 67 to 70.	Fixing kerbs and water tables and constructing footpaths on kitchen garden lane. Improvement of water supply to Mandanwadi chawls.	78,94	82	
3	Sandhurst Road West ..	2·6	Pavement of footpaths opposite plots 28, 39, 83, 84, 78, 86, 82, 19, 20 & 10.	Remaining footpaths to be paved and service passage to be tarred.	1,02,80	2,30	
	Do. East ..		Pavement of footpaths opposite plots 69, 32, 33.	Do.			
4	Gamdevi	1·8	Footpaths opposite plots 126, 92, 93, 94, 52 to 55, 12, 24 to 25 and the service passage between Harvey Road, and Owen Dunn Road, were tarred and also service passage between plots 6to10 and 11 to 14 was tarred.	Remaining footpaths and service passages will be tarred.	19,37	70	
				Carried over ..	22,825	382	

Note—The figures in columns 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1919-20.	To be spent after 1919-20.	
1	2	3	4	5	6	7	8
				Brought forward ..	22,825	382	
5	Dadar—Matunga	17·19	Levelling and filling in (1) departmentally, (2) Messrs. Ramchandra Balaram & Co's. account, (3) by Messrs. Phatak and Walchand Ltd., Road and Drains, (1) between Kingsway, and Matunga station, (2) between Kingsway and Matunga road near Technical Institute plot, (3) east of Kingsway and south of 100 feet avenne, (4) west of Kingsway and north of 100 feet avenue, Sewage disposal works at Matunga. Construction of service passage, sheds for labourers and dishoused tenants. Construction of new offices for the Engineering Department.	Most of the work of road making and tree plantation and [illegible] filling in.	40,21	16,80	
6	Sion—Matunga	19·8	Levelling and filling in departmentally by the Light railway laying pipes, sewers and south-west drains. Construction of addtiional blocks of cheap werkmen's quarters. Construction of semi-permanent sheds for labourers and dishoused tenants.	Most of the work of road making, tree planting and filling in.	25,47	52,52	
7	Colaba Reclamation	0·8	*Nil.* ..	*Nil.* ..	4,73	..	Completed in 1910-11.
8	Mandvi—Koliwada	0·4	Footpaths opposite to plots 11 and 22 were paved.	Footpath pavement in front of plots 14, 8-10, 5 and 2.	24,33	1,60	
				Carried over ..	3,22,99	74,74	

Note.—The figures in cols. 6and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1919-20.	To be spent after 1919-20.	
1	2	3	4	5	6	7	8
				Brought forward ..	3,22,99	74,74	
9	Sankli Street	..	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1905-06.
10	Street Scheme on plot south of Crawford Market.	0·01	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1905-06.
11	Street Scheme, Agripada ..	..	Filling in low lying land at the junction of Arthur Road and Lamington Road and paving of foot paths in front of plots 25 to 27, 30, 75, 77 to 81, 68, 57, 89 and 93.	Pavement of the remaining footpaths.	Included in Schedule D.		
12	Do. Connaught Road.	0·4	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1906-07.
13	Souter Street Extension eastwards.	0·1	*Nil.* ..	*Nil.*	54	20	
14	Police Accommodation, Nagpada.	0·04	*Nil.* ..	*Nil.* ..	1,56	..	Completed in 1905-06.
16	Do. Wodehouse Rd.	0·06	*Nil.* ..	*Nil.* ..	3,23	..	„ „ 1905-06.
17	Do. Duncan Road.	..	*Nil.* ..	*Nil.* ..	57	..	„ „ 1908-09.
18	Do. Shepherd Rd.	0·01	*Nil.* ..	*Nil.* ..	36	..	„ „ 1905-06.
				Carried over ..	3,29,25	74,94	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1919-20.	To be spent after 1919-20.	
1	2	3	4	5	6	7	8
				Brought forward ..	32,925	7,494	
19	Police Accommodation, Agripada.	0·05	*Nil.* ..	*Nil.* ..	179	..	Completed in { 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1902-03.
21	Do. Wodehouse Road.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1905-06.
22	Street Scheme, Hornby Road.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1911-12.
23	Police Accommodation, Connaught Road.	0·02	*Nil.* ..	*Nil.* ..	79	..	„ „ 1908-09
24	Do. Princess Street ..	0·01	*Nil.* ..	*Nil.* ..	2,66	..	„ „ 1910-11.
25	Do. Gamdevi	0·02	*Nil.* ..	*Nil.* ..	1,30	..	„ „ 1917-18.
27	Mathew Road	0·5	Pavement of footpath in front of plot 6 and tarring of service passage behind plots 11 and 21.	Remaining length of service passage to be tarred.	12,04	3	
				Carried over ..	3,47,83	74,97	

NOTE.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1919-20.	Remarks.
1	2	3	4	5	6	7	8
				Brought forward ..	3,47,83	74,97	
29	Nowroji Hill	1·7	Cross Road No. 4 with pipe sewer and storm water drain as far as Case No. 28 completed. Foot-path in front of plots 18 and 19 paved. Filling in low-lying lands, and removal of debris, about 11 lacs of cubic feet of rock quarried, service passage room completed.	The remaining portion of the hill about 51 lacs of cubic feet to be quarried and road and service passage to be constructed. Semi-permanent rooms to be constructed.	71,79	22	
30	Souter Street Extension westwards.	0·8	*Nil.* ..	*Nil.* ..	1,20	..	
31	Parel Street	9·8	Filling in low-lying area and tanks; 32 feet Road way on the eastern side for the widening of Suparibaug Road between Elphinstone Road and Morarji Mills, according to the new lay out, was taken in hand. All roads with drainage arrangements except portions of roads 4, 4-A, and 6 were completed on the east of Suparibaug Road. Foot-paths opposite plots 27, 28, 29, 43, and 200 were paved. Semi permanent rooms 239 were put up to accommodate Trust labourers and displaced tenants.	Filling in an area of about (19,000—16,000=) 3,000 square yards:— 150 ft. Road 3,000 ft. ½ width. 120 „ „ 1,200 full and 2,700 half as per new lay-out. 120 „ „ 1,100 ft. full „ 80 „ „ 2,204 c. ft. „ „ 50 „ „ 1,068 „ „ „ 40 „ „ 1,612 „ „ „ 30 „ „ 1,620 „ „ „ 20 „ „ 1,432 „ „ „ 12 „ service passages 3,035 c. ft. full width.	50,56	14,34	
				Carried over ..	4,71,38	89,53	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme No.	Scheme Name.	Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1919-20.	Remarks.
1	2	3	4	5	6	7	8
				Brought forward ..	4,71,38	89,53	
32	East Agripada (South) ..	2·7	Filling in the site of Case No. 204. Construction of Kalapani Chawls, First two upto 1st floor. (The site of the remaining chawls was not available.) Two weaver's sheds constructed on Byculla Station Road for accommodating 128 looms.	Footpaths and service passages to be constructed and Kalapani chawls to be completed.			
	Do. (North) ..		Byculla Station Road 600′ in length between Haines Road and DeLisle Road completed with tarring and the cross road to the north of it completed to a length of 175 and service passage shed 200 put up. Ground and first floor of the four blocks of the Mahar chawls completed; foundation of Peon's chawls completed.	Remaining roads, and service passages to be constructed and sheds put up. Mahar chawls and the peon's chawl to be completed. Pavement of footpaths.	29,59	1,64	
33	Bhatwadi	0·1	*Nil.* ..	*Nil.* ..	2,89	....	
34	Police Accommodation, Lamington Road.	0·06	Last chawl for sepoys constructed.	[*Nil.* ..	4,08	....	
35	Do. do. Sandhurst Road, West.	0·01	The chawl for sepoys nearing completion.	Completion of the chawl.	42	54	Revised estimate awaiting sanction.
				Carried over ..	5,08,36	91,71	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1919-20.	Remarks.
1	2	3	4	5	6	7	8
				Brought forward ..	5,08,36	91,71	
36	Lamington Rd. St. Scheme..	0·1	*Nil.* ..	*Nil.* ..	2,76	2	
37	Sydenham Road Scheme ..	0·93	14 Service passage rooms put up..	Whole	1,11,06	27,38	
39	Police Accommodation, Sandhurst Road, East.	0·03	Officers' quarters, Police station and chawl for sepoys nearing completion.	Finishing work of the officers' quarters and sepoys' chawl.	1,89	7 1	Revised estimate awaiting sanction.
40	Do. Byculla.	0·16	Do. do. ..	Do.	2,23	5,51	Do.
41	Undria St. Scheme ..	0·06	*Nil.* ..	Set back on Grant Road at the northern end and remodelling of portion on the south of case No 24.	5,44	..	
42	Poorer Classes Accommodation Scheme for the Spring Mills.	0·20	*Nil.*	Whole	5,18	..	
43	Parel Road (Central) ..	0·97	*Nil.*	Do.	17,94	28,84	
44	Police Accommodation, Maharbaudi.	0·03	Officer's quarters and chawls for sepoys nearing completion.	Finishing work of the buildings.	1,32	67	Revised estimate awaiting Sanction.
45	Police Accommodation Palton Road ..	0·06	Officer's quarters Police station and chawl for sepoys nearing completion.	Finishing work of the buildings ..	4,49	....	
46	Do. Parel ..	..	*Nil.* ..	Whole	....	....	Work deferred, site not settled.
				Carried over ..	6,60,67	1,54,84	

Note.—The figures in cols 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*concld.*

Progress in Trust Schemes.

Scheme.		Area in lakhs of sq. yds.	Work done in 1919-20.	Work to be done after 1919-20.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1919-20.	To be spent after 1919-20.	
1	2	3	4	5	6	7	8
				Brought forward ..	6,60,67	1,54,84	
47	Parel Road (Northern) ..	1·67	Officer's quarters, Police station and chawl for sepoys nearing completion.	Finishing work of the buildings ..	24,32	47,26	
48	Police Accommodation, Mahim.	..	*Nil.* ..	Whole ..	1,64	2,67	Revised estimates awitting sanction.
49	Nepean Sea Road Reclamation.	0·02	*Nil.* ..	*Nil.* ..	3	....	Completed in 1916-17.
50	Mazagon Road Street Scheme	0·63	*Nil.* ..	Whole	1,54	25,13	
51	Poorer classes accommodation Scheme for Century Mills.	0·6	*Nil.* ..	Do.	1,11	84	
52	Worli Street Scheme.	18·87	*Nil.*	Do.	2,97	1,22,98	
53	Foras Road Street Scheme..	0·4	About 300 feet length of pipe sewer and storm water drain completed, foundations for two blocks completed; 16 semi permanent rooms for sweepers put up.	Remaining to be completed ..	8,05	10,99	
54	Kolbhatwadi. ..	0·13	*Nil.* ..	Whole	67	30,42	
55	Police Accommodation at Chinch Bunder.	0·03	*Nil.* ..	Do.	16	2 24	
55-A	Police Accommodation at Mazgaon. ..	..	*Nil.* ..	Do.	132	2,56	
56	Dharavi. ..	26·79	*Nil.* ..	Do.	152	1,50,20	
				Total ..	7,04,00	5,50,13	
					12,54,13		

NOTE.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix F.

Statement showing the progress of acquisition in sanctioned schemes.

Note:—The schemes not included in column 1 involve no acquisition.

No.	Schemes. Name.	Land acquired upto the beginning of 1919-20. No. of cases.	Total area acquired.	Awards.	Land acquired in 1919-20. No. of cases.	Total area acquired.	Awards.	Total area acquired upto end of 1919-20. No. of cases.	Total area acquired.	Awards.	Land yet to be acquired. No. of cases (Approximate.)	Area.	Estimated cost. Awards.	General charges @ 10 %.	Total	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs	Rs.	Rs.	
1	First Nagpada	108	72,802	15,36,830	..	..	..	108	72,802	15,36,830	..	..	..	..	..	
2	Princess Street	392	1,20,147	67,47,234	..	..	..	392	1,20,147	67,47,234	..	..	..	..	..	
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..	545	2,48,526	82,45,146	..	..	..	..	..	
4	Gamdevi	68	1,81,658	12,15,960	..	..	..	68	1,81,658	12,15,960	..	..	..	..	..	
5	Dadar—Matunga	612	14,35,643	23,29,241	1	2,398	3,050	613	14,38,041	23,32,291	10	19,432	86,050	8,605	94,655	
6	Sion—Matunga	1,217	16,57,776	19,14,594	2	95,297	80,500	1,219	17,53,073	19,95,094	32	1,18,645	1,94,500	19,450	2,13,950	
7	Colaba Reclamation ..	1	9,152	13,000	..	..	..	1	9,152	13,000	..	..	..	..	..	
8	Mandvi—Koliwada	208	29,376	19,80,091	..	..	..	208	29,376	19,80,091	..	..	..	..	..	
9	Sankli Street	1	340	17,000	..	..	..	1	340	17,000	..	..	..	..	..	
10	Plot south of Crawford Market.	..	89	2,871	..	..	..	..	89	2,871	..	..	..	..	..	
13	Souter Street extension eastwards.	2	7,484	20,786	..	..	..	2	7,484	20,786	..	..	..	..	..	
17	Duncan Road (Police) ..	3	329	38,967	..	..	..	3	329	38,967	..	..	..	..	..	
18	Shepherd Road Do. ..	1	1,313	15,915	..	..	..	1	1,313	15,915	..	..	..	..	..	
27	Mathew Road	44	50,787	11,29,849	..	..	..	44	50,787	11,29,849	..	..	..	..	..	
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..	399	1,71,702	63,70,141	..	..	..	..	..	
30	Souter Street extension westwards.	6	16,909	69,542	..	..	..	6	16,909	69,542	..	..	..	..	..	
31	Parel	96	5,46,925	40,50,493	1	791	1,03,275	97	5,47,716	41,53,768	8	4,894	500	50	550	
32	East Agripada	205	2,03,825	22,53,374	1	788	500	206	2,04,613	22,53,874	7	1,517	29,500	2,950	32,450	
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36	8,456	2,78,855	..	..	..	..	..	
34	Lamington Road (Police) ..	1	6,194	1	..	..	..	1	6,194	1	..	..	..	..	..	
36	Lamington Road ..	10	7,493	2,22,138	..	..	..	10	7,493	2,22,138	..	..	..	..	..	
37	Sydenham Road	301	65,531	1,02,36,975	6	1,199	1,93,893	307	66,730	1,04,30,868	24	14,568	13,06,100	1,30,610	14,36,710	
40	Byculla (Police)	1	16,369	1	..	..	..	1	16,369	1	..	..	..	..	..	
41	Undria Street	46	6,408	4,61,735	..	..	..	46	6,408	4,61,735	2	883	6,000	600	6,600	
42	Spring Mills	1	20,030	76,076	..	..	..	1	20,030	76,076	..	..	..	..	..	
43	Parel Road (Central) ..	27	6,740	10,98,383	14	20,286	6,23,292	41	27,026	17,21,675	19	69,230	25,60,400	2,56,040	28,16,440	
44	Maharbaudi Police ..	1	,724	1	..	..	..	1	2,724	1	..	..	..	..	..	
45	Palton Road (Police) ..	..	..	..	1	5,924	1	1	5,924	1	..	..	..	..	..	
47	Parel Road (Northern) ..	60	27,580	15,73,684	26	13,579	7,24,501	86	41,159	22,98,185	41	1,25,790	38,09,100	3,80,910	41,90,010	
50	Mazagon Road	..	..	..	4	16,555	1,57,757	4	16,555	1,57,757	9	46,796	9,42,200	94,220	10,36,420	
51	Century Mills	..	..	..	88	48,704	1,11,693	88	48,704	1,11,693	1	8,896	2,900	290	3,190	
52	Worli	..	..	..	10	63,650	2,14,531	10	63,650	2,14,531	1,490	18,23,701	83,32,400	8,33,240	91,65,640	
53	Foras Road	..	..	..	2	44,882	6,95,640	2	44,882	6,95,640	..	..	..	..	..	
54	Kolbhatwadi	..	..	..	5	548	90,753	5	548	90,753	55	12,432	20,58,200	2,05,820	22,64,020	
56	Dharavi	..	..	..	1	12,008	1	1	12,008	1	999	26,67,043	62,00,400	6,20,040	68,20,440	
57	Sewri Wadala	..	..	..	..	..	..	..	..	..	1,500	18,68,915	95,68,800	9,56,880	1,05,25,680	
58	Worli Extension	..	..	..	..	..	..	..	..	..	65	8,95,200	24,74,800	2,47,480	27,22,280	
59	Sewri Koliwada	..	..	..	..	..	..	..	..	..	120	31,338	3,16,700	31,670	3,48,370	
60	Naigaum	..	..	..	..	..	..	..	..	..	200	5,19,446	61,63,900	6,16,390	67,80,290	
61	Fergusson Road	..	..	..	..	..	..	..	..	..	88	2,03,520	8,14,100	81,410	8,95,510	
62	Love Lane	..	..	..	..	..	..	..	..	..	1	20,519	4,10,400	41,040	4,51,440	
	Total ..	4,392	49,22,308 = 1,017 acres.	5,18,98,883 = £ 34,59,926	162	3,26,609 = 67 acres.	29,99,387 = £1,99,959	4,554	52,48,917 = 1,084 acres	5,48,98,270 = £36,59,885	4,671	79,47,765 = 1,642 acres.	4,52,76,950 = £ 30,18,463	45,27,695 = £ 3,01,846	4,98,04,645 = £ 33,20,309	

* *Note*.—4,840 sq. yds. = 1 acre. 1 £ is assumed to be equivalent to 15 Rs. although the rate of exchange greatly varies now.

E. G. TURNER, *Chairman*,

City of Bombay Improvement Trust

Appendix

(Area, capital value and rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1918-19.				Disposed of in 1919-20.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Flats	1	14·3	72	3·2	2	7·0	30	1·3
Kennedy Sea Face ...	1	4·0	0·2	0·01	...	...	...	...
Hornby Road	39	59·6	20,84	91·2	...	...	...	...
Marine Lines (including Admiral's Bungalow) ...	21	40·9	7,90	35·5	...	...	...	...
Wellington Lines	16	32·0	7,67	30·7	...	...	...	...
Wodehouse Road ...	18	40·0	7,75	33·4	...	...	...	...
Chaupati East	4	2·2	78	3·5	...	...	...	...
Chaupati West (including Old Distillery Plot) ...	25	37·9	11,10	49·9	1	44·8	...	...
Total ..	125	2,30·9	56,76·2	2,47·4	3	51·8	30	1·3
Schedule D.								
Agripada (including Scheme 9)	1,57	2,40·7	24,40	109·7	5	5·4	1,02	4·6
Connaught Road	16	12·2	91	4·1	1	..	2·0	·1
Lands at Matunga ...	1	1·6	...	...	...	...	...	...
Total ..	1,74	2,54·5	25,31	113·8	6	5·4	1,04	4·7
Schedule E.								
Colaba Reclamation ...	36	53·8	23,77	1,06·7	...	...	...	...
Nepean Sea Road Reclamation	1	2·0	14	0·6	...	...	...	...
Total ...	37	55·8	23,91	1,07·3	...	...	...	...
Trust's own property.								
First Nagpada	61	46·8	7,95	35·7	1	0·7	24	1·07
Princess Street	115	71·8	93,25	4,16·6	...	...	...	...
Sandhurst Road	173	1,29·9	77,07	3,43·5	...	...	...	...
Gamdevi	117	1,00·9	20,67	87·6	1	0·4	43	2·0
Dadar-Matunga	257	3,47·2	33,96	151·2	(*k*) 404	4,80·8	55,43	249·1
Sion-Matunga	2	2·3	17	0·3	(*m*) 94	89·9	6,89	31·2
Mandvi Koliwada	33	19·3	19,43	87·2	...	...	...	...
Souter Street extension eastwards	4	3·1	39	1·7	...	...	...	...
Mathew Road	21	34·5	11,09	45·0	...	...	...	...
Nowroji Hill	12	14·0	11,27	50·0	...	...	...	...
Parel	94	105·0	18,76	84·2	33	26·6	4,84	21·7
East Agripada	38	44·2	6,78	28·8	5	3·0	46	2·1
Bhatwadi	10	5·2	95	4·2	...	...	...	...
Chunam Kiln Road ...	1	0·3	13	0·6	...	...	...	...
Undria Street	3	0·7	13	0·6	...	...	...	...
Total ..	941	9,25·2	30,200	13,37·2	538	6,01·4	68,29	3,07·1
Police Accommodation Schemes.								
14. Nagpada	1	4·0	72	3·2	...	...	...	...
16. Wodehouse Road ..	1	6·6	76	3·4	...	..	...	...
17. Duncan Road ...	1	0·3	38	1·7	...	...	...	...
18. Shepherd Road ...	1	1·2	15	0·7	...	...	...	...
19. Agripada	2	4·8	45	2·1	...	...	...	...
23. Connaught Road ...	2	1·7	13	0·6	...	...	...	...
24. Princess Street ...	2	1·5	1,51	6·8	...	...	...	...
25. Gamdevi	2	1·8	45	2·0	...	...	...	...
34. Lamington Road ...	1	6·1	...	...	...	...	...	...
39. Sandhurst Road (East)	4	2·8	1,97	8·9	...	...	...	...
40. Byculla	1	16·4	...	...	...	...	...	...
44. Maharbawdi	1	2·7	...	...	...	...	...	...
45. Palton Road	1	5·7	...	...	...	...	...	...
Total ..	20	55·6	6,52	29·4	...	...	...	...
Poorer Classes Accommodation Scheme.								
42. Spring Mills	1	20·0	76	3·4	...	...	...	...
GRAND TOTAL ...	1,298	15,42·0	4,15,26·2	18,38·5	5,47	6,58·6	69,63	3,13·1

G-1.

are shown in thousands.)

para. 12.)

Disposed of to end of 1919-20.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
3	21·3	1,02	4·5	...	...	...	...	
1	4·0	0·2	0·01	...	...	...	...	
39	59·6	(a) 20,90	91·2	...	...	...	...	(a) Includes Rs. 10,383 for Premia.
21	40·9	7,90	35·5	...	...	...	...	
16	32·0	7,67	30·7	...	...	...	...	
18	40·0	7,75	33·4	...	...	...	...	
4	2·2	78	3·5	1	2·5	31	1·4	
26	82·7	(b) 11,15	49·9	15	20·0	302	13·6	(b) Municipal Corporation Nominal Re. 1 Including Rs. 5,000 for fine.
128	2,82·7	57,17·2	2,48·7	16	22·5	333	15·0	
(c) 1,57	2,40·7	(d) 24,42	1,09·7	9	15·0	1,35	6·1	(c) Two plots (Schedule plots Nos. 4 & 5) acquired by Government. Five Plots (No. 144, 145, 146, 147, & 148) resumed.
17	12·2	93	4·2	...	...	...	...	(d) Includes Rs. 1,800 for premia and Rs. 334 for fine.
1	1·6	...	(e) ...	...	...	...	...	(e) Rupee one only.
175	2,54·5	25,35	1,13·9	9	15·0	1,35	6·1	
36	53·8	(f) 23,80	1,06·7	...	...	...	...	(f) Includes Rs. 3,270 for fine and Rs. 2,896 for premia.
1	2·0	14	0·6	...	...	...	...	
37	55·8	23,94	1,07·3	...	...	...	...	
62	47·5	(g) 8,19	36·7	...	...	...	...	(g) Rs. 100 fo fine included.
115	71·8	(h) 93,29	4,16·6	1	0·9	13	0·6	(h) Includes Rs. 55,533 for premia and Rs. 4,000 for fine.
173	1,29·9	(i) 77,13	3,43·5	12	7·9	644	28·9	(i) Includes Rs. 55,905 for premia and Rs. 14.505 for fine.
118	1,01·3	(j) 21.29	89·6	...	...	...	...	(j) Includes Rs. 3000 for fine and Rs. 1,35,280 for premia.
648	8,06·4	(k) 87.10	3,90·1	75	1,28·1	16,87	75·8	(k) 13 plots Nos. 361, 373, 474, 475, 403, 478 to 481, 484 to 488, resumed.
89	83·2	(n) 6,07	26·8	11	15·6	146	6·5	(l) Includes Rs. 26,130 for premia and Rs. 3,683 for fine.
33	19·3	(o) 19,43	87·2	...	...	...	...	(m) 7 plots Nos. 1, 2, 80, 81, 82, 83, & 427 resumed.
4	3·1	(p) 42	1·7	5	3·9	47	2·1	(n) Including Rs. 12,500 for premia.
21	34·5	(q) 11,09	45·0	...	...	...	...	(o) Includes Rs. 2,200 for fine.
12	14·0	(r) 11,27	50·0	3	1·9	38	1·3	(p) Includes Rs. 2,800 for premia.
(s) 127	1,31·6	(t) 23.61	1,05·9	19	12·2	273	12·3	(q) Includes Rs. 1,07,470 for premia.
42	46·8	(u) 7,16	30·5	28	20·3	382	17·2	(r) Includes Rs. 14,400 for premia.
10	5·2	(v) 1,09	4·2	...	...	...	...	(s) plot (No. 70) resumed.
1	0·3	13	0·6	...	...	...	...	(t) Includes Rs. 4,300 for fine.
3	0·7	13	0·6	7	1·7	68	3·0	(u) Includes Rs. 39,578 for premia 1 plot No. 7 resumed.
1,458	14,95·6	3,67,40	16,29·0	1,61	1,92·5	32,98	147·7	(v) Including Rs. 15,219 for premia & Rs. 200 for fine.
1	4·0	72	3·2	...	...	...	...	
1	6·6	76	3·4	...	...	...	...	
1	0·3	38	1·7	...	...	...	...	
1	1·2	15	0·7	...	...	...	...	
2	4·8	45	2·1	...	...	...	...	
2	1·7	13	0·6	...	...	...	...	
2	1·5	1,51	6·8	...	...	...	...	
2	1·8	45	2·0	...	...	...	...	
1	6·1	...	...	...	...	...	...	
4	2·8	1,97	8·9	...	...	...	...	Nominal.
1	16·4	...	...	...	...	...	...	Nominal.
1	2·7	...	...	...	...	...	...	Do.
1	5·7	...	...	...	...	...	...	Do.
20	55·6	6,52	29·4	...	...	...	...	
* 1	20·0	76	3·4	...	...	...	...	
* 1,819	21,64·2 *	4,81,14 *	21,31·7	186	2,30·0	37,66	168·8	* 26 plots measuring 36·3 relinquished to the Trust in the year. (Vide para. 12 of the Report.

E. G. TURNER *Chairman,*

City of Bombay Improvement Trust.

Appendix G-2

Statement showing revenue derivable from plots disposed of in 1919-20.

(*Vide* Report para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
1	22nd August 1919 ...	West Agripada.	145	1,110	9·73	10,769	484	
	7th August 1919 ...	„	144	1,118	9·73	10,858	488	
	26th August 1919 ...	„	146	1,039	22·25	23,140	1,040	
	Do. ..	„	147	1,054	26·42	27,857	1,252	
	Do ..	„	148	1,052	27·81	29,815	1,340	
		Total ..	5	5,373	..	1,02,439	4,604	
2	1st December 1919 ..	Flats ...	Portion of E	5,468	4	21,894	984	25 years lease.
			Portion of (L), I and M	1,546	5	7 743	348	
		Total ..	2	7,014	..	29,637	1,332	
3	....	Chaupati West.	Western slope of Malbar Hill	44,828	..	..	1	
		Total..	1	44,828	..	..	1	
4	30th January 1920 ..	Connaught Road.	19	81	25	2,047	92	
		Total ..	1	81		2,047	92	
5	26th October 1920 ..	First Nagpada	54	681	35	23,852	1,072	
		Total ..	1	681	..	23,852	1,072	
6	7th November 1920 ..	Gamdevi ..	B 100	429	100	42,987	1,932	
		Total ..	1	429	..	42,987	1,932	
		Carried over..	11	58,406	..	2,00,962	9,033	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1919-20.

(*Vide* Report, para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over,	11	58,406		20,0,962	9,033	
	Not yet fixed ..	Dadar Matunga.	211	4,440	13	57,850	2,600	
	Do. ..	,,	595	4,440	12	53,400	2,400	
	Do. ..	,,	596	4,440	12	53,400	2,400	
	Do. ..	,,	601	4,440	12	53,400	2,400	
	Do. ..	,,	541	4,472	14	62,656	2,816	
	Do. ..	,,	210	4,444	12	53,400	2,400	
	Do. ..	,,	209	4,444	12	53,400	2,400	
	Do. ..	,,	323	4,444	13	57,850	2,600	
	Do. ..	,,	322	4,444	12	53,400	2,400	
	Do. ..	,,	471	3,300	15	49,573	2,228	
	16th June 1922 ..	,,	545	4,440	12	53,400	2,400	
	2nd July 1919 ...	,,	1	984	17	16,732	752	
	13th August 1921 ..	,,	295	978	12	11,748	528	
	13th August 1921 ..	,,	298	706	9/8	6,675	306	
	Not yet fixed ..	,,	362	3,486	15	52,332	2,352	
7	15th June 1922 ..	,,	363	3,351	15	50,285	2,260	
	Not yet fixed ..	,,	208	4,440	12	53,311	2,396	
	Do.		373	3,053	15	45,835	2,060	
	1st June 1922 ..	,,	361	4,440	15	66,750	3,000	
	Not yet fixed ..	,,	207	4,440	13	57,850	2,600	
	Do. ..	,,	604 to 696	1,41,239	Schedule-rates	14,95,200	67,200	
	Do. ..	,,	783 to 790					
	Do. ..	,,	798 to 803					
	Do. ..	,,	53 to 133	46,475	8	3,72,287	16,732	
	Do. ..	,,	135 to 145	14,471	7	1,01,460	4,560	
	Do. ..	,,	154 to 160	57,396	Schedule-rates	9,11,716	40,976	
	Do. ..	,,	162 to 179					
	5th December 1921 ..	,,	457	984	15	14,774	664	
		Carried over..	245	3,34,191	....	38,58,684	1,73,424	
			11	58,406	....	2,00,962	9,033	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1919-20.

(*Vide* Report para, 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs	
		Brought over.	11	58,406		2,00,962	9,033	
		Do.	245	3,34,191		38,58,684	1,73,424	
7	Not yet fixed ..	DadarMatuuga	721 to 755	39,347	Schedule-rates	3,44,964	15,504	
	Do. ..	,,	757 to 763					
	Do. ..	,,	765 to 778					
	Do. ..	,,	411 to 413	3,653	10	36,579	1,644	
	Do. ..	,,	410	5,638	10	56,426	2,536	
	20th December 1920.	,,	414					
	Do. ..	,,	415					
	Do. ..	,,	474	13,918	Schedule-rates	1,14,632	5,152	
	Not yet fixed ..	,,	475					
	Do. ..	,,	478 to 481					
	Do. ..	,,	484 to 488					
	Do. ..	,,	416 to 425	15,816	Do.	1,40,342	6,712	
	Do. ..	,,	84 to 95					
	Do. ..	,,	395 to 397 & 399 to 402	7,464	Schedule rates.	87,220	3,920	
	Do. ..	,,	428 to 434A & 446 to 449	11,451	do.	1,25,134	5,624	
	Carried over..		359	4,31,478	..	47,72,981	2,14,516	
		Do.	11	58,406	....	2,00,962	9,033	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1919-20.

(*Vide* Report, Para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent	Remarks
				Sq. yds.	Rs.	Rs.	Rs.	
		Broughtover	11	58,406	..	2,00,962	9,033	
			359	4,31,478	..	47,72,981	2,14,516	
7	Not yet fixed ..	DadarMatunga	99 to 113 & 121 to 135	15,101	Schedule rates.	1,50,232	6,752	
	Do. ..	Matunga Market		5,776	15	86,775	3,900	
	Do. ..		779 to 782 & 791 to 797 & 804 to 806	28,471	Schedule rates.	5,33,466	2,3976	
		Total ..	404	4,80,826	..	55,43,454	2,49144	
8	Do. ..	Sion-Matunga.	1	1,495	12	98,879	4,444	Resumed
			2	1,431	13			
			80	1,213	9			
			81	1,124	9			
			82	1,124	9			
			83	1,062	1018			
			427	1,531	13			
	Do. ..		7 to 79	57,628	6	3,46,210	15,560	
	Do. ..		96 to 98	3,773	10	37,736	1,696	
	Do. ..		1	8,980	12	98,879	4,444	
					13			
			80		9			
			81		9			
			82		9			
			83		1018			
			427		13			
	Do. ..		3	10,563	13	1,06'800	4,900	Government.
			4		12			
			5		11			
			6		8			
		Total ..	94	89,924	..	6,88504	30,944	
9	7th November 192 0..	Lalbaug ..	38	345	20	6,942	312	
		Total ..	1	345	..	6,942	312	
		Carried over..	509	6,29,156	..	64,32,920	2,89,121	
		Do.	1	345	..	6,942	312	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1919-20.

(Vide Report, Para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over.	509	6,29,156	..	64,32,920	2,89,121	
		Do. ..	1	345	..	6,942	312	
	8th January 1921 ..	Sauparibaug	76	608	18	10,947	492	
	14th May 1920 ..	,,	132	667	18	28,569	1,284	
		,,	133	626	20			
	21st May 1920 ..	,,	64 & 65	1,173	15	17,622	792	
	15th August 1920 ..	,,	134	755	20	15,130	680	
	Do. Do. ..	,,	39	796	18	14,329	644	
	10th August 1921 ..	,,	46	578	15	8,722	392	
	20th August 1921 ..	,,	47	578	15	8,722	392	
	26th February 1921 ..	,,	105	861	20	17,266	776	
	13th February 1921 ..	,,	61	553	18	9,968	448	
	Do. Do.	,,	63	578	15	8,722	392	
	30th October 1920 ..	,,	80	591	18	10,680	480	
	8th Jannary 1921 ..	,,	103	812	20	16,287	732	
	26th February 1921 ..	,,	104	690	20	13,795	620	
	8th April 1921 ...	,,	48	553	20	11,036	496	
10	22nd November 1920	,,	77	578	15	8,722	392	
	8th January 1921 ..	,,	78	649	15	9,790	440	
	Do. Do.	,,	79	649	15	9,790	440	
	21st January 1922 ...	,,	Land at the rear of plots 202&203	3,215	5	16,109	724	
	16th November 1920 ...	,,	35	624	20	12,460	560	
	Do. Do.	,,	41	708	20	14,151	636	
	22nd November 1920	,,	36	620	32/8	20,203	908	
	30th October 1920 ..	,,	37	844	46	38,893	1,748	
	13th February 1921 ..	,,	62	578	20	11,570	520	
	8th April 1921 ..	,,	135	675	25	16,910	760	
	7th May 1921 ..	,,	136	675	25	16,910	760	
	21st April 1921 ...	,,	102	723	25	18,067	812	
	16th November 1920 ..	,,	33	528	25	13,261	596	
	Do. Do.	,,	34	602	20	12,015	540	
	Not yet fixed ..	,,	East of plots 40 to 42	3,200	15	48,060	2,160	
	,,	,,	93	813	22	17,889	804	
		Total ..	32	26,300	..	4,76,595	21,420	
		Carried over..	542	6,55,801	..	69,16,457	3,10,853	

Appendix G-2—*concld.*

Statement showing revenue derivable from plots disposed of in 1919-20.

(*Vide* Report, para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs'	Rs.	
		Brought over	542	6,55,801	..	69,16,457	3,10,853	
11	15th March 1920 ...	East Agripada South.	51	352	20	7,031	3 16	
	26th August 1920 ..	,,	73	740	25	18,512	832	
	31st May 1919 ..	,,	76	827	..	..	20	
	23rd April 1921 ..	,,	65	695	18	12,549	564	
		Total ..	4	2,614	...	38,092	1,732	
12	27th August 1919 ...	East Agripada North.	7	419	20	8,366	376	Resumed.
		Total ..	1	419	..	8,366	376	
		Grand Total ..	547	6,58,834	..	69,62,915	3,12,961	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-I.

Statement of completed Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of site.	Cost of site.	Cost of building, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	*1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	* With stable for 19 horses.
2	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but the lease runs from 1-6-09.
7	24	Princess Street	31-5-10	5	..	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
		Total ..	..	28	380	21,912	4,55,435	7,74,013	97,841	13,27,289	61,988	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix H-2

Progress of Police Accommodation Schemes during 1919-20.

(*Vide* Report para. 8.)

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 34.—Police Accommodation, Lamington Road.	243 In addition to the above the following are to be provided:— Office rooms .. .. 6 Cells .. .. .. 4 Store and pantry rooms. 12 Bath rooms.. .. 9 Cook „ 7 38	4 European officers, 4 Indian Sub-Inspectors, 10 Head Constables and 210 men.	Buildings completed and occupied by the close of the year.
2	Scheme No. 35.—Police Accommodation, Sandhurst Road, West.	42 In addition, the following are to be provided:— Cook rooms .. .. 3 Store „ .. .. 3 Bath „ 9 15	3 Indian Sub-Inspectors and 33 Constables.	Represented in November 1914. Possession of the site was given to P. W. D. on 2nd December 1919, and work has already been begun. Detailed plans and estimates are awaited.
3	Scheme No. 39.—Police Accommodation, Sandhurst Road, East.	146 In addition, the following are to be provided:— Cook rooms .. .. 9 Store and pantry rooms 15 Bath „ .. 22 46	3 European officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October 1914. Scheme declared on 22nd February 1917 and possession of the site given on 5th August 1919. Ground and 4 upper floors have been completed; the work of roofing in hand; and 2nd floor work in progress in the quarters of European officers and Indian Sub-Inspectors.
4	Scheme No. 40.—Police Accommodation, Byculla.	192 In addition, the following are to be provided:— Office rooms .. .. 11 Store „ .. .. 5 Cells .. .. .. 4 Cook rooms.. .. 16 Servants' „ .. 22 Bath „ .. .. 20 Stable and coach house. 2 80	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors, 3 Jamadars, 10 Head Constables and 125 Constables, 6 servants for 2 Superintendents, 16 servants for Inspectors and Sergeants.	Represented in May 1914 Scheme notified in December 1914, and declared on 22nd July 1915. Possession given to P. W. D. on 25th August 1919. The work has been begun and has fairly progressed.
5	Scheme No. 44.—Police Accommodation, at Maharbaudi.	85 In addition, the following are to be provided:— Store rooms .. .. 8 Staircase „ .. .. 8 Bath „ .. .. 13 Cook „ .. .. 7 Office „ .. .. 3 Guard „ .. .. 1 Waiting „ .. .. 1 Cells 4 45	4 European officers, 3 Indian Sub-Inspectors and 57 Constables.	The scheme was sanctioned on 2nd June 1914, and declared on 18th March 1915. The site was acquired by the Special Collector 31st October 1916. This scheme was held for want of funds but now work has been begun and has much progressed.
6	Scheme No. 45.—Police Accommodation, Palton Road.	343 In addition, the following are to be provided:— Cook rooms .. .. 7 Store „ .. .. 8 Bath „ .. .. 37 Office „ .. .. 4 Guard „ .. .. 1 Cells 4 61	4 European officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 Sepoys.	Scheme declared in May 1919. Buildings completed, xcept 2 chawls for Constables and sepoys and sanitary fittings which are in progress.

Appendix H-2—*concld.*

Progress of Police Accommodation Schemes during 1919-20.

(*Vide* Report, para. 8.)

No.	Description of work.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
7	Scheme No. 46.—Police Accommodation at Parel.	.. ..	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables, and 90 Constables.	Represented on 7th August 1916. Fresh representation received on 27th August 1919. The question of a contemplated change of site is under consideration.
8	Scheme No. 48.—Police Accommodation at Mahim.	.. ..	4 European officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 115 Constables.	Represented on 16th October 1914. Fresh representation sanctioned under T. R. 238 of 6th August 1918. Plans and estimates received since the close of the year. Building nearly complete except finishing work which is in progress.
9	Scheme No. 55.—Police Accommodation at Chinch Bunder Road.	.. ..	4 European Officers, 3 Indian Sub-Inspectors, 4 Head Constables and 20 Constables.	Represented on 20th September 1918. Possession of part of the land given to P. W. D. on 28th January 1920. Work already begun. Detailed plans and estimates are awaited.
10	Scheme No. 55A.—Police Accommodation at Mazgaon.	... .	1 Indian Sub-Inspector, 1 Jamadar, 5 Head Constables and 200 Constables.	Represented on 14th December 1918. Preparation of scheme ordered in T. R. 9 of 7th January 1919.
11	Scheme No. 63—Plots Nos. 3-6 Dadar-Matunga (North).	.. ..	1 Inspector, 1 Dy. Inspector, 1 Jamadar, 10 Head Constables and 96 Constables.	Represented on 18th November 1919. Detailed plans and estimates are awaited. Nearly completed except finishing work paintings etc.
12	Scheme No. 64.—Police Accommodation at De. Lisle Road.	.. ..	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 3 Indian Sub-Inspectors, 1 Jamadar Head Constables, and 104 Constables.	Represented on 10th December 1919. Preparation of scheme ordered in T. R. 36 of 27th January 1920.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5.)	Rate per sq. yard as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent for management & establishment.	Cost of work, value of land and management and establishment (col. 8 + col. 9.)	Interest and sinking fund charges on capital outlay 4·61% on col. 10.	Full letting value per annum.	Annual profit + or loss — taking net revenue at ⅓rds of full letting value (⅓rds of col. 12—col. 11.)
1	2		3	4	5	6	7 *	8	9	10	11	12	13
				sq.yds. (a)	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	13,956	—1,560
2	5-16	Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	39,900	—1,554
3	31,32, 38,40, 45&46	Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	19,170	—1,682
4	19-24	Chandanwadi Chawls.	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,950	41,238	+3,542
5	25-27, 29,30 & 41	Imamwada A Chawls.	1905	7,857	5,585	13,442	13-8	1,81,467	4,95,426	6,76,893	31,205	42,186	—3,081
6	50	Imamwada B Chawls.	1905	588	361	949	13-8	12,811	19,368	32,179	1,483	1,440	—523
7	33-37	Mandvi Koliwada Chawls.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	40,488	—90
8	51	Matunga Chawls.	1915	574	370	944	5	4,720	36,867	41,587	1,917	630	—1,497
9	17-18	Nagpada A Chawls.	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	6,912	+3
10	39	Nagpada B Chawls.	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	6,912	—648
11	28	Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	3,840	—1,433
12	42-44& 47-49	Supari baug Chawls.	1910	5,157	2,924	8,081	4-8	36,364	3,36,818	3,73,182	17,204	18,720	—4,724
13	52-57	Chinch Bunder Chawls.	1913	4,613	3,883	8,496	(c) 26·66	(b) 2,26,560	3,77,144	6,03,704	27,831	44,100	+1,569
		Total ..		41,554	35,800	77,354		11,56,684	31,38,446	42,95,130	1,98,006	2,79,492	—11,678

I-1.

Trust Chawls.

net annual return.

Percentage of net annual return ½rds of (col. 12) on capital cost (col. 10.)	Number of rooms.	No. of floors including ground floor.	Land per room (col. 6 ÷ col 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15.)	Net profit + or loss - per room (col. 13 ÷ col. 15).	REMARKS.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs.	sq. ft.	Rs.	Rs.	Rs.	
3·95	307	3	23·73	3·8	175	767	601	—5·08	(a) This area is exclusive of the site of the weaving shed, and of a strip of land 6 feet in width surrounding the shed.
4·35	928	4	12·85	3·8	142 110	658	581	—1·68	
4·07	432	4	14·47	3·8	177	726	640	—3·81	*The rates per square yard, given in column 7, are those which the sites of chawls as given in column 6, could have fetched subject to the Board's usual regulations in the open market in the year given in column 3.
5·29	673	4	14·36	5	125	772	557	+5·26	
4·16	877	4	15·33	4	135	772	565	—3·51	(b) This figure represents the value at Rs. 40/- per square yard of the site, situated between the 25' road and the railway, and admeasuring 5,664 square yards.
2·98	30	2	31·63	4	160	1,073	646	—17·43	(c) This figure is arrived at by dividing the figure (b) by 8,496 square yards.
4·59	222	4	18·77	5	176	2,646	1,238	—0·40	The figures in columns 20, 21 and 22 given against Mandvi and Chinch Bunder chawls are vitiated by the fact that the capital cost of the chawls includes the cost of the godowns and shops on the ground floor, omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 750 (land 150 +construction 600) and the average loss per room per annum 2·86.
1·01	15	1	62·93	3·8	120	2,773	2,458	—99·80	
4·61	144	4	17·84	4	148	694	569	+0·02	
4·04	144	4	14·58	4	160	792	690	—4·50	In addition to rooms shown in col. 15 there are in Mandvi 26 godowns let at rents ranging from Rs. 9/8 to Rs. 90 per godown and 30 shops let at rents ranging from Rs. 20 to Rs. 40 per shop per month and in Chinch Bunder 33 godowns let at Rs. 55 per month occupying the whole ground floor.
2·95	64	4	23·12	5	131	1,353	660	—22·39	
3·34	480	4	16·84	3·4	176	777	702	—9·84	The rooms in Agripada B are of two kinds, 640 larger, measuring 142 square feet and 288 smaller, measuring 110 square feet each.
4·87	372	4	22·84	5	176	1,623	1,014	+4·21	The averages given in cols. 20, 21 and 22 are for all chawls except Chinch Bunder, Mandvi and Matunga.
4·34	4,688	..	..	Average		750	600	—2·86	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Number of tenants, full letting value

Serial No.	CHAWL. Name.	NUMBER OF TENEMENTS. Let for living purposes.	Temporarily occupied for Board's purposes. Occupied by mucadums.	Temporarily occupied for Board's purposes. Used as office and stores.	Temporarily occupied by schools.	Chawl Superintendent's quarters including office and stores.	Total cols. 3 to 7.	Shops.	Godowns.	Monthly. Let for living purposes.	Monthly. Temporarily occupied for Board's purposes.	Monthly. Temporarily occupied for school purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
		(d)								Rs. a. (f)	Rs. a.	Rs. a.
1	1–4 Agripada A Chawls.	281	2	1	....	2	286	21	....	999-8	10-8	..
2	5-16 Agripada B Chawls.	912	....	....	....	....	912	16	....	3,192-0	....	..
3	31,32, 38,40, 45&46 Agripada C Chawls.	403	....	....	10	....	413	19	....	1,410-8	....	35-0
4	19-24 Chandanwadi Chawls.	663	1	....	....	1	665	8	....	3,315-0	5-0	..
5	25-27 29,30 & 41. Imam wada A Chawls.	875	1	....	....	1	877	....	....	3,500-0	4-0	..
6	50 Imamwada B Chawls.	30	....	....	....	....	30	....	....	120-0	....	..
7	33.35. 36&37. Mandvi Kaliwada Chawls.	218	....	....	4	....	222	30	26	1,090-0	....	20-0
8	51 Matunga Chawls.	15	....	....	....	....	15	....	....	58-8	....	..
9	17-18 Nagpada A Chawls.	143	1	....	....	....	144	....	....	572-0	4-0	..
10	39 Nagpada B Chawls.	143	....	1	....	....	144	....	....	572-0	4-0	..
11	28 Princess Street Chawls.	63	1	....	....	....	64	....	....	315-0	5-0	..
12	42-44 47&49 Suparibaug Chawls.	477	1	2	....	....	480	....	....	1,550-4	9-12	..
13	52–57 Chinch Bunder Chawls.	370	1	1	....	....	372	....	33	1,850-0	10-0	..
	TOTAL ..	4,593	8	5	14	4	4,624	94	59	18,538-12	52-4	55-0

I-2..

Trust Chawls.

and permissible and actual population.

rent.					Maximum permissible population in adults.			Actual population in January 1920.			
Chawl Superintendent's quarters including office and store.	Total cols. 11 to 14.	Shops.	Godowns.	Total annual rent, 12 times cols. 11 to 14 and 15 to 17	Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent in adults.	Population per acre in largest groups.	Remarks.
14	15	16	17	18	19 (e)	20	21	22	23	24 (g)	25
Rs. a. (a) 12-0	Rs. 1,022-0	Rs. 141	Rs.	Rs. 13,956	307	5	1,535	1,195	1,044		(a) Out of Rs. 12, Rs. 7 are for Chawl Superintendent's quarters and Rs. 5 for office, etc.
....	3,192-0	133	....	39,900	288 / 640	4½ / 3	3,216	2,602	2,313	775	(b) Out of Rs. 9-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 2-8-0 for office, etc.
....	1,445-8	152	....	19,170	432	5	2,160	1,526	1,359		(c) Out of Rs. 11-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 4-8-0 for office, etc.
(b) 9-8	3,329-8	107	....	41,238	673	3½	2,357	2,193	1,930	989	(d) This figure is made up of 8 two room tenements and 273 one room tenements.
(c) 11-8	3,515-8	....	....	42,186	877	4	3,509	2,799	2,495	975	The monthly rent per room is :— (a) Rs. 5 for Chandanwadi, Princess Street and Chinch Bunder Chawls. (b) Rs. 4 for Imamwada and Nagpada Chawls. (c) Rs. 3-8-0 for Agripada and Matunga Chawls. (d) Rs. 3-4-0 for Suparibaug Chawls.
....	120-0	....	....	1,440	30	5	150	80	73		
....	1,110-0	366	1,398	40,488	222	5	1,110	756	668	526	(e) The figures in column 19 include Chawl Superintendent's quarters but not godowns and not shops at Mandvi. They include shops at Agripada and Chandanwadi, as these are allowed to be used as human habitation.
....	52-8	.....	....	630	15	5	75	71	56	..	
....	576-0	....	....	6,912	144	4½	648	496	434	1029	(f) This figure of monthly rent is made up as follows :— 8 two-room tenements at Rs. 5½ per month ..=Rs. 44 273 one-room tenements at Rs. 3½ per month ..= „ 955-8 Rs. 999-8
....	576-0	....	....	6,912	144	4½	648	497	428		
....	320-0	....	....	3,840	64	4	256	236	207	..	(g) The figures in Column 24 are got by distributing the actual population (column 22) over the area made up of chawl site plus ½ area of adjacent streets and in case of Mandvi and Chinch Bunder 20′ strip along the adjacent railway.
....	1,560-0	....	....	18,720	480	5	2,400	1,456	1,300	872	
....	1,860-0	....	1,815	44,100	372	5	1,860	1,451	1,305	653	
33-0	18,679-0	1,399	3,213	2,79,492	4,688	..	19,924	15,357	13,612	..	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1919-20.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1920.		Remarks.
					Outlay to end of March 1919.	Outlay during 1919-20.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
Prior to 1st April 1919 *vide* Appendix J-1 of Administration Report for 1918-19.	Roads in—						
	Schedule "C" lands	12,074	..	55,175	3,40,871	..	
	Do. "D" lands	18,934 (32,19)*	..	63,843	3,03,852	..	
	Do. "E" lands	4,276 (4,002)*	..	26,406	1,42,564	..	
	Scheme 1 ...	2,983	..	14,648	87,106	..	
	Do. 2 ...	7,208	..	44,082	2,18,064	..	
	Do. 3 ...	9,910 (702)*	..	64,422	3,34,659	..	
	Do. 4 ...	10,075	..	35,435	2,20,396	..	
	Do. 8 ...	2,405	..	9,148	46,903	..	
	Do. 9 ...	486	..	2,162	10,007	..	
	Do. 13 ..	318	..	1,413	7,092	..	
	Do. 27 ...	1,938 (450)*	..	13,761	58,608	..	
	Do. 29 ...	2,340	..	10,400	48,186	..	
	Do. 31 ..	1,959	...	6,385	53,373	..	
	Do. 32 ..	692	..	2,051	14,523	..	
	Do. 33 ...	473	..	1,400	7,868	..	
	Do. 36 ...	1,225	..	8,167	33,942	..	
	Total ...	77,296 (8,373)*	..	3,58,898	19,28,014	..	
During 1919-20.	East Agripada.		Schedule "D."				
26-5-19	Byculla Station Road.	56	33'-4"	208	848	..	
		56	..	208	848	..	
			Scheme "3"				
12-6-19	Portion of Sandhurst Road between Dongri Street and Elphinston Bridge ..	600	53'-4"	4,534	56,839	..	
		146	60'-4"				
		746	..	4,534	56,839	..	

Appendix J-1. *contd.*

Road handed over to the Municipality before 1919-20—concld.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.		Remarks.
					Outlay to end of March 1919.	Outlay during 1919-20	
1	2	3	4	5	6	7	8
			Scheme 4.		Rs.	Rs.	
7-4-19	Footpath Hughes Road.	(2986-6)	10	6,192	51,373	..	
	Do ..	(2586-6)	10				
26-4-19	Set- back old Gamdevi Road.	..	..	106	14,846	..	
		(2786)	..	6,298	66,219	..	
			Scheme 31.				
31-5-19	40′ Road No. 2 through Mr. Chamarbagvalla's premises. ..	792	26′-8″	2,347	18,513	..	
	Do. Approaches	..	..	17			
26-7-19	Jijibhai Lane ..	621	50	3,450			
		1413	..	5,814	18,513	..	
			Scheme 32.				
26-5-19	Byculla Station Road.	924	33′-4*	3,422	1,46,010	..	
		924	..	3,422	1,46,010	..	
			Scheme 36.				
18-8-19	Lamington Road ..	(1210)	10	1,344	36,598	..	
		(1210)	..	1,344	36,598	..	
	Grand Total ..	80,435 (12,369)	..	3,80,518	22,53,041	..	

* Footpaths not taken into account.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1920-21 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20.	Remarks.
1	2	3	4	5	6	7
Schedule "C."						
				Rs.	Rs.	
Wodehouse Road Estate Accommodation Road ..	443	23′	1,132	4,592	..	Completed.
Total ..	443		1,132	4,592	..	
Schedule "D."						
West Agripada Scheme No. 11.						
Moreland Road footpaths	(1,815′-8″)	8′-4″	1,681	7,413	740	Incomplete.
Club Road ,,	(1,247)	10′	1,381	5,954	1,162	
Footpath, Circus Avenue..	(535)	13′-4″	792	4,093	..	
,, Wylie Road ..	(751′-3″)	13′-4″	1,113	4,798	..	
,, ,, ..	(254′-9″)	6′-8″	188	811	..	
,, Gell Street ..	(469′-6″)	(13′-4″)	695	3,242	..	
,, ,, ...	(153)	(6′-8″)	113	491	..	
,, Motlibai Street	(1,022)	(13′-4″)	1,513	6,524	1,057	
,, Rebsch Street ..	(1,021)	do.	1,511	6,674	..	
,, Agripada Chawl Street	(9)	(13′-6″)	13	68	..	
,, ,, ..	(381′-6″)	(6′-8″)	283	1,485	..	
,, Rebsch Street ..	(243)	20	551	2,375	...	
,, ,, ..	(488)	20	1,083	4,669	..	
,, Club Back Road.	(415)	13′-4″	615	3,078	..	
,, ,, ...	(674)	20′-0″	1,499	6,463	..	
,, Reynolds Road..	(1,013)	13′-4″	1,500	6,629	422	
,, Club Cross Road .	(200)	30	667	2,876	..	
,, Motlibai Street ..	(428)	20	951	4,100	..	
Souter Street	(1,484)	20	3,297	15,271	691	
,, ,, ..	(243)	10	270	1,244	..	
Gilder Street, Schedule "D" lands (footpaths).	(180)	20	400	2,047	..	
Gilder Street to Jetha Street (footpaths).	(1,863)	20	4,140	18,959	..	
Additional portion of Gilder Street from Jetha Street to Club Road.	(310)	20	689	2,976	..	
East Agripada.						
Tank Pakhady Street ..	(1,090)	13′-4″	1,615			Incomplete.
Milk Street..	(338)	13′-4″	501			
Water Street	(150)	13′-4″	222	9,960	..	
Byculla Station Road ..	(56)	16′-8″	103			
Total ..	(16,834)	..	27,386	1,22,200	4,072	
Scheme 2.						
Tarring service passage in Scheme No. 2 ..	..	..	..	2,358	1,065	Incomplete.
Kitchen Garden Lane ..	147	..	653	4,108	10	
Total	147	..	653	6,463	1,075	
Carried over	590 (16,834)	..	29,171	1,33,258	5,147	

Appendix J-2—*contd.*

Roads constructed before 1920-21 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20.	Remarks.
1	2	3	4	5	6	7
Brought forward .	590 (16,834)	..	29,171	Rs. 1,33,258	Rs 5,147	
Scheme 3.						
Footpaths between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178	63,022	..	Incomplete.
Footpaths in Kumbharwada Section.	(740)	13′-4″	1,096	6,973	..	
,, ,, ,,	(412)	13′-4″	610	4,056	242	
Footpaths of Parel Road and Dongri Section.	(3,280)	13′-4″	4,858	30,613	58	
,, Dharamshala 40′ Road.	(170)	6′-8″	126	654	..	
,, Parel Road and Duncan Road.	(1,914)	13′-4″	2,836	17,696	..	
,, ,, ,,	(250)	13′-4″	370	1,921	1,153	
Footpath 40′ road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road.	(519)	13′-4″	769	4,163	4,765	
Total ..	(14,157)	..	20,843	1,29,098	6,218	
Scheme 4.						
*Hughes Road footpaths ..	(400)	10′	444	51,500	..	Incomplete.
New Gamdevi Road ,,	(936)	16	1,763	14,941	..	
Babulnath Road ,,	(680)	20	1,511	9,449	..	
Owen Dunn Road ,,	(300)	13′-4″	444	3,393	..	
,, ,, ,, ,,	(186)	20	413	2,582	..	
Alexandra Road ,, ,,	(1,205)	20	2,678	18,355	6,734	
Laburnum Road ,,	(1,100)	20	2,444	18,970	..	* Complete.
Tejpal Road ,,	*84	40	376	2,350	..	
,, ,, ,,	(342)	34′-4″	507	3,166	..	
Watchaghandy Road ,,	(818)	20	1,818	14,888	..	
Total ..	84 (5,967)	..	12,398	1,39,594	6,734	
Scheme 5.						
Full width of 36 Road way off 60′ road from King's Circle to Matunga Road No. 7	675	36	2,700			Incomplete,
Half width do. do. road No. 7	675	18	1,350			
16′ Road way off 26′ Roads South of cottage plot ..	630	16	1,120			
Carried over ..	1,980	..	5,170			
	674 (36,958)	..	62,1412	4,01,950	18,099	

Appendix J-2—*contd.*

Roads constructed before 1920-21 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	674 (36,958)		62,412	Rs. 4,01,950	Rs. 18,099	
			Scheme 5—*contd.*			
Do	1,980		5,170			
Half width of portion of 60′ Level Crossing Road from King's Circle to the northern boundary of the scheme including portion of Circular Road (Road No. 10).	1,299	18	2,598			
36′ Roadway off 60′ road No. 2 east of Matunga Station	460	36	1,840			
20′ Road No. 3	700	20	1,555			
20′ „ No. 4 ..	760	20	1,689			
20′ Roadway off 40′ Road No. 5 east of Matunga Station	1,050	20	2,333			
20′ Road No. 6 do. do.	435	20	967			
20 „ „ 13 do. do.	460	20	1,022			
16′ Roadway off 26′ Road No. 14 do. do.	600	16	1,067			
16′ Roadway off 26′ Road No. 8 do. do. do. ..	350	16	622			
20′ do. 30′ Road No. 9..	700	20	1,555			
20′ „ 46 do. No. 15.	850	20	1,889			
20′ Roadway off 40′ Road No. 11 east of Matunga Station	380	20	844	6,99,369	3,73,811	Incomplete.
20′ Road No. 15A east of Matunga Station ..	230	20	511			
20′ Road No. 15B do. ..	230	20	511			
20′ Road off 40′ Road west of Tramway Co.'s plot	560	20	1,244			
20′ Road off 40′ Road east of Tramway Co's plot	558	20	1,240			
36′ Roadway off the 60′ overbridge Road.. ..	1,420	36	5,680			
Eastern 38′ Roadway off Eastern Avenue at Dadar Station	1,040	38	4,391			
36′ Roadway off 66′ Road No. 2 east of Dadar Station	1,060	36	4,240			
Half width of 36′ Road off 60′ Road No. 3 east of Dadar Station Road ...	810	18	1,620			
16′ Roadway of 26′ Road 4 east of Dadar Station.	400	16	711			
16′ Roadway off 26′ Road No. 5 east of Dadar Station	360	16	640			
20′ Roadway off 40′ Road No. 6 east of Dadar Station	480	20	1,067			
16′ Roadway off 26′ Road No. 9 east of Dadar Station	558	16	992			
	17,730	....	45,998	6,99,369	3.73 811	
Carried over.	674 (36,958)	....	62,412	4,01,950	18,099	

Appendix J-2—*contd.*

Roads constructed before 1920-21 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	674 (36,958)	....	62,412	4,01,950	18,099	
Scheme 5—*contd.*						
Do.	17,730	....	45,998	6,99,369	3,73,811	
37′ Western Road way of 158′ King's way (Road No. 12)	925	37	3,803			Incoplemte.
36′ Road way off 60′ Circular Road No. 12C. ..	175	36	700			
16′ Roadway off 26′ Road No. 25 East of King's way	550	16	978			
20′ do. 40′ do. 26 do. do.	500	20	1,111			
36′ do. 60′ do. 30 do. do.	1,000	36	4,000			
20′ do. 40′ do. 31 do. do.	350	20	778			
Total ..	21,230	....	57,368	6,99,369	3,73,811	
Scheme 6.						
Half width of portion of 60′ Level Crossing Road from the southern boundary of the scheme to the level crossing on the G. I. P. Ry. south of Mahim Loop.	1,070	18	2,140	15,660	28,838	Incomplete.
Total ..	1,070	....	2,140	15,660	28,838	
Scheme 8.						
Esaji Street (in continuation of Road No. 1) ..	96	36	384	2,184	...	Completed.
Jambli Street footpath ..	(433)	8⅔	417	2,139	..	Incomplete.
Kazi Syed Street „ ..	(569)	16⅔	1,018	5,437	855	
Dongri Street „ ..	(571)	20	1,269	6,848	..	
Bhandari Street „ ..	(377)	20	838	4,298	..	Completed.
„ „ ..	(135)	13⅓	674	3,457	..	*Reset back at Syed Mukri Street in last years report was a repetition and hence omitted
Janjikar Street „ ..	(320)	13½				
Syed Mukri Street* ..	107	30	357	337	...	
Total ..	203 (2,405)	....	4,957	24,700	855	
Scheme 13.						
Souter Street extension Eastwards for footpaths.	(318)	20	707	4,048	..	Incomplete.
Total ..	(318)	....	707	4,048	..	
Scheme 27.						
Lamington Road footpaths	(1,344)	10	1,493	6,823	..	Incomplete.
Mathew Road footpaths ..	(2,110)	10	2,344	11,177	1,018	
Total ..	(3,454)	....	3,837	18,000	1,018	
* Carried over ..	23,177 (43,135)	....	13,1421	11,63,727	4,22,621	

Appendix J-2—*contd.*

Roads constructed before 1920-1921 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	23,177 (43,135)		1,31,421	11,63,727	4,22,621	
Scheme 29.						
60′ Nowroji Hill Road ..	(2,340)	20	5,200	24,787	..	Incomplete.
Seven Cross Roads west of 60′ Nowroji Hill Road.	1,648	40	7,325	31,577	8,301	
Total ..	1,648 (2,340)	....	12,525	56,364	8,301	
Scheme 31.						
Eastern Avenue on Dadar Road	1,432	114	18,139			Incomplete.
Eastern 38′ Roadway of Eastern Avenue between Dadar and Vincent Roads junction and the northern boundary of the scheme	2,810	38	11,864		1,29,493	
Suparibaug Road at Lalbaug end	714	28	2,221			
Suparibaug Road between Hospital Avenue and Elphinstone Road ..	1,280	32	9,284			
	1,420	30				
50′ Hospital Avenue ..	1,732	33′-4″	6,415			
40′ Road No. 10 Suparibaug Estate	215	26′-8″	637			Complete.
40′ Road No. 1 do. do.	900	26′-8″	2,666			
26′ Road No. 4 do. do.	600	16′-0″	1,067			
26′ Road No. 4A. do. do.	700	16′-0	1,244			
26′ Road No. 4B. do. do.	360	16-0	640	4,58,189		Incomplete.
20′ Road No. 4D. do. do.	165	20′-0″	367			
40′ Road No. 6 do. do.	1,200	26′-8″	3,556			
20′ Road No. 9 do. do.	900	17′-0″	1,700			
30′ Road No. 11 do. do.	180	20′-0″	400			
20′ Road No. 12 do. do.	250	17′-0″	472			
40′ Road No. 14 do. do.	780	26′-8″	2,311			Complete.
Lalbaug Estate.						
20′ Road No. 4	114	17′-0″	215			Incomplete.
20′ do. No. 8	824	17′-0″	1,556			
40′ do. No. 5	285	26′-8″	844			
20′ do. No. 6	330	17′-0″	623			
20′ do. No. 7	435	17′-0″	822			
Total ..	17,626	..	67,043	4,58,189	1,29,493	
Carried over ..	42,451 (45,475)		2,10,989	16,78,280	5,60,415	

Appendix J-2—*concld.*

Roads constructed before 1920-21 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1919.	Outlay during 1919-20	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	42,451 (45,475)	....	2,10,989	16,78,280	5,60,415	
Scheme 32.						
Tank Pakhady Street ..	(310)	13′-4″	459			Incomplete.
Milk Street..	(82)	13′-4″	121			
Water Street	(300)	13′-4″	444			
Byculla Station Road ..	(924)	16′-8″	1,711			
New Souter Street North ..	1,150	26′-8″	3,408			Roadway Completed.
Road No. 1 east off Clerk Road North.	896	40	3,982	1,42,339	27,335	
Road No. 2 east off C le rk Road North.	1,143	40	5,080			
Byculla Station Road between Haines and Delisle Roads	610	50	3,389			Incomplete.
Cross Road branching northwards	170	40	755			
Total ..	3,969 (1,616)	..	19,349	1,42,339	27,335	
Scheme 33.						
Bhatwadi Road footpaths.	(500)	13′-4″	741	5,039	..	Completed.
,, Road	80	20	177	1,426	54	
,, ,, ...	30	30	100	562	..	
Total ..	110 (500)	..	1,018	7,027	54	
Scheme 36						
Widening of Lamington Road.	(1,210)	10′	1,378	12,328	—8	Incomplete.
	(15)	20′				
Total ..	(1,225)	..	1,378	12,328	—8	
Grand Total ..	46,530 (48,816)	..	2,32,734	18,39,974	5,87,796	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		*Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074 (a) 39	55,175 411	443	1,132
„ "D" „	18,990 (b) 419 *(3,219)	64,051 1,862	..	..
„ "E" „	4,276 *(4,002)	26,406	..	..
Schemes	44,637 *(5,148)	2,32,613	8,073	30,495
	80,435 or 15·23 miles. *(12,369)	3,80,518	8,516	31,627
Roads commenced but not completed before 1920-21.				
Schedule "D"	..	..	*(16,834)	27,386
Scheme 2	..	..	147	653
„ 3	..	..	*(14,157)	20,843
„ 4	..	..	*(5,967)	12,022
„ 5	..	..	21,230	57,368
„ 6	..	..	1,070	2,140
„ 8	..	..	*(2,405)	4,216
„ 13	..	..	(318)	707
„ 27	..	..	*(3,454)	3,837
„ 29	..	..	1,648	7,325
			*(2,340)	5,200
„ 31	..	..	13,749	54,542
„ 32	..	..	170	755
			*(1,616)	2,735
„ 36	..	..	*(1,225)	1,378
Total ..	..	..	38,014 *(48,316)	2,01,107
Grand Total ..	80,435 or 15·23 miles. *(12,369)	3,80,518 ..	46,530 or 8·8 miles. *(48,316)	2,32,734

(a) Out of Scheme No. 3.
(b) „ „ „ 9.
* Foot-paths not included.

J-3.

J-1 and J-2.

Total.		Cost of Construction to end of 1919–1920 (exeluding cost of land.)	* Remarks.
Length.	Area.		
Ft.	Sq. yds.	Rs.	Road length in running feet.
12,556	56,718	3,45,463	128′ = 204 80′ = 11,432½ 70′ = 2,234
19,409 * (3,219)	65,913	3,04,700	60′ = 9,158 50′ = 8,264½ 40′ = 40,927
4,276 *(4002)	26,406	1,42,564	Under 40′ = 7,625 Set back = 590
52,710 *(5,148)	2,63,108	14,82,263	Total .. 80,435
88,951 *(12,369)	4,12,145	22,74,990	
*(16,834)	27,386	1,26,272	
147	653	7,541	
*(14,157)	20,843	1,35,316	
*(5,967)	12,022	1,46,328	
21,230	57,368	10,73,180	
1,070	2,140	44,498	
*(2,405)	4,216	15,279	
(318)	707	4,048	
(3,454)	3,837	19,018	
1,648	7,325	64,665	
*(2,340)	5,200		
13,749	54,542	5,87,682	
170	755	1,69,674	
*(1,616)	2,735		
*(1,225)	1,378	12,320	
38,014 (48,316)	2,01,107	24,05,821	
1,26,965 or 24·03 miles. *(60,685)	6,13,252	46,80,811	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix K.

Details of Acquisition Work Scheme by Scheme.

(Vide Report, Para. 3).

Scheme No.	Name of Scheme.	Total Amount of Awards.			Corresponding Amounts of Land Manager's Estimate.			Total Area acquired in Sq. yds.		
		Up to 31st March 1919.	During 1919-20.	Up to 31st March 1920.	Up to 31st March 1919.	During 1919-20.	Up to 31st March 1920.	Up to 31st March 1919.	During 1919-20.	Up to 31st March 1920.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
1	First Nagpada	15,36,830	....	15,36,830	12,56,261	.....	12,56,261	72,802	.....	72,802
2	Princess Street	67,47,234	....	67,47,234	60,00,683	.....	60,00,683	1,20,147	.....	1,20,147
3	Sandhurst Road	82,45,146	....	82,45,146	74,13,285	.....	74,13,285	2,48,526	.....	2,48,526
4	Gamdevi	12,15,960	....	12,15,960	10,23,087	.....	10,23,087	1,81,658	.....	1,81,658
5	Dadar-Matunga	23,29,241	3,050	23,32,291	20,98,733	3,050	21,01,783	14,35,643	2,398	14,38,041
6	Sion-Matunga	19,14,594	80,500	19,95,094	17,51,129	76,112	18,27,241	16,57,776	95,297	17,53,073
7	Colaba Reclamation	13,000	....	13,000	13,000	.....	13,000	9,152	.....	9,152
8	Mandvi Koliwada	19,80,091	....	19,80,091	17,76,225	.....	17,76,225	29,376	.....	29,376
9	Sankli Street	17,000	....	17,000	17,166	.....	17,166	340	.....	340
10	Plot south of Crawford Market	2,871	....	2,871	2,871	.....	2,871	89	.....	89
13	Souter Street extension eastwards ..	20,786	....	20,786	11,877	.....	11,877	7,484	.....	7,484
17	Police Accommodation, Duncan Road ..	38,967	....	38,967	37,917	.....	37,917	329	.....	329
18	Do. Shepherd Road ..	15,915	....	15,915	15,915	....	15,915	1,313	....	1,313
27	Mathew Road	11,29,849	....	11,29,849	8,37,096	....	8,37,096	50,787	....	50,787
29	Nowroji Hill	63,70,141	....	63,70,141	61,95,627	....	61,95,627	1,71,702	....	1,71,702
30	Souter Street extension westwards ..	69,542	....	69,542	61,065	....	61,065	16,909	....	16,909
31	Parel	40,50,493	1,03,275	41,53,768	38,21,641	1,03,275	39,24 916	5,46,925	791	5,47,716
32	East Agripada	22,53,374	500	22,53,874	22,01,550	500	22,02,050	2,03,825	788	2,04,613
33	Bhatwadi	2,78,855	....	2,78,855	261,230	....	2,61,230	8,456	....	8,456
34	Police Accommodation, Lamington Road.	1	....	1	1	....	1	6,194	....	6,194
36	Lamington Road	2,22,138	....	2,22,138	2,06,748	....	2,06,748	7,493	....	7,493
37	Sydenham Road	1,02,36,975	1,93,893	1,04,30,868	1,00,25,904	1,87,589	1,02,13,493	65,531	1,199	66,730
40	Police Accommodation, Byculla	1	....	1	1	....	1	16,369	....	16,369
41	Undria Street	4,61,735	....	4,61,735	4,75,487	....	4,75,487	6,408	....	6,408
42	Spring Mills chawls	76,076	....	76,076	76,076	....	76,076	20,030	....	20,030
43	Parel Road (Central)	10,98,383	6,23,292	17,21,675	11,00,622	5,38,323	16,38,945	6,740	20,286	27,026
44	Police Accommodation, Maharbaudi ..	1	....	1	1	....	1	2,724	....	2,724
45	Do. Palton Road ..	....	1	1	....	1	1	....	5,924	5,924
47	Parel Road (Northern)	15,73,684	7,24,501	22,98,185	15,68,123	7,21,544	22,89,667	27,580	13,579	41,159
50	Mazagon Road	....	1,57,757	1,57,757	....	1,57,511	1,57,511	....	16,555	16,555
51	Century Mills	....	1,11,693	1,11,693	....	89,636	89,636	....	48,704	48,704
52	Worli	....	2,14,531	2,14,531	....	2,14,669	2,14,669	....	63,650	63,650
53	Foras Road	....	6,95,640	6,95,640	....	5,51,545	5,51,545	....	44,882	44,882
54	Kolbhatwadi	....	90,753	90,753	....	88,659	88,659	....	548	548
56	Dharavi	....	1	1	....	1	1	....	12,008	12,008
	Total ..	5,18,98,883	29,99,387	5,48,98,270	4,82,49,321	27,32,415	5,09,81,736	49,22,308	3,26,609	52,48,917

E. G. TURNER,

Chairman, City of Bombay Improvement Trust.

Appendix L-1.

Principal Cases awarded by the Land Acquisition Officers in 1919-20.

(Vide *Report, para* 3).

Serial No.	Scheme No.	Case No.	Date on which. Case opened	Date on which. Award made.	Owner's name.	Area.	Owner's claim.	Trust valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
1	6	972A.	5-7-10	16-5-19	The General Officer Commanding, Southern Command, Poona.	91,909	....	65,577	70,000	Settled
2	31	56	29-4-09	11-3-20	Hajee Allimahomed Haji Cassum.	791	....	1,03,275	1,03,275	,,
3	37	123	20-6-12	25-7-19	Hajee Ahmed Hajee Moosa.	243	55,000	51,573	52,000	,,
4	37	185	25-9-12	3-11-19	Miya Mahomed Hajee Jan Mahomed Chotani and Miya Ahmed Hajee Jan Mahomed Chotani.	88	78,160	52,592	52,450	,,
5	37	186				244				
6	37	99	7-5-12	1-12-19	The Trustees of the Temple of Shantinath.	263	53,900	29,628	31,327	Contested.
7	43	36	5-7-18	4-11-19	The Right Revd. the Lord Bishop of Bombay (as Trustees *ex: officio* for the Bombay Education Society).	1,501	58,912	40,737	43,739	,,
8	43	37	5-7-18	4-11-19	The Right Revd. the Lord Bishop of Bombay (as Trustees *ex: officio* for the Bombay Education Society and for the Trustees of the Christ Church at Byculla).	1,191	47,281	28,722	32,295	,,
9	43	40	5-7-18	29-11-19	,, ,, Trustees *ex: officio* for the Bombay Education Society.	13,451⅛	5,05,33,989	2,52,376	3,09,960	,,
10	43	42	5-7-18	29-11-19	,, ,,	1,853⅛	2,34,603	1,00,182	1,10,458	,,
11	47	4	21-12-16	28-4-19	Ismailji Haji Dawood.	1,655	....	1,00,420	1,00,000	Settled
12	47	25	23-3-17	30-4-19	Hajee Umar Haji Hussein.	993	....	33,087	33,000	,,
13	47	33	26-4-17	13-10-19	Messrs. Maganlal Chunilal and Penubhai Bhagatbhai.	1,828	1,19,391	88,506	88,500	,,
14	47	75	13-12-17	28-5-19	Dattaram Pandharinath.	1,366	....	84,972	85,000	,,

Appendix L-1—*contd.*

Principal Cases awarded by the Land Acquisition Officers in 1919-20.

(Vide *Report, Para* 3).

Serial No.	Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's name.	Area.	Owner's claim.	Trust valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
15	47	101	28-6-18	2-9-19	Haji Ali Mahomed Haji Cassum.	697½	.....	35,633	35,500	Settled
16	47	97	25-6-18	22-5-19	Bai Shirinbai wife of Bairamji Dosabhai Mama.	856·93	....	50,350	50,300	,,
17	47	109	17-7-18	20-6-19	Haji Yusaf Haji Ismail.	732	....	64,983	65,000	,,
18	47	119	3-12-18	24-11-19	Messrs. Ibhrahim Heptoola and Abdul Hussein Sk. Ismailji, executors of the late Mohmedally Abdulally Lokhanwalla.	1,546	....	32,045	32,000	,,
19	47	70 & 71	26-10-17	22-4-19	Bai Jillubai widow of Haji Mohmed Haji Vaidina guardian of the person and property of Abdul Sadik Haji Vaidina,	377 and 307	56,965	47,520	47,500	,,
20	50	1 & 4	27-5-19	18-11-19	Mr. Sayad Abdul Kadar Ali Idroosbai Fatmabai Ali, Chotibbibi, wife of Sayad Abdul Kadar Ali Idroos, and Mr. Alli Esufally Jariwalla, Trustees of the Charity Trust of the late Dawoodbhoy Moosabhoy.	12,255⅘	....	1,28,955	1,29,000	,,
21	52	115	5-1-20	15-3-20	Bai Sonabai Merwanjee, Surviving Executrix of the late Mr. Hormasjee Shapurjee Vakil.	3,657⅘	1,89,031	1,89,031	1,89,03	,,
22		153				2,871⅓				
23		165				3,181⅓				
24		367				6,915⅔				
25		368				17,372⅔				
26		373				5,844⅘				
27		406				7,638⅔				
28		426				12,560⅘				
29		430				2,969⅘				
30	53	1	15-3-19	13-1-20	N. H. Moos, Receiver in High Court Suits Nos. 678, and 688 of 1917.	42,675⅘	11,29,481	5,11,821	6,55,916	Contested.
31	53	2	15-3-19	20-9-19	The Municipal Commissioner for the City of Bombay.	2,206⅘	39,724	39,724	39,724	Settled
32	54	3	5-9-19	17-3-20	Diwan Bahadur G. S. Rao, Balkrishna Vinayak Wasudeo, Raghunandan N. Kothare, Govindrao Bhau Prabhaker, and Gajanan Vinayak Velker, Trustees of the Pathare Prabhu Community.	251	85,500	60,983	61,000	,,

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix L-2.

(Vide *Report, para.* 4).

1. Fifteen references for the revision of awards in the Tribunal exclusive of those for apportionment and for question of ownership and of law were demanded by the owners of the properties in the following cases :—

(1)	Scheme No. 37	Case No. 128
(2)	,, 37	,, 99
(3)	,, 43	,, 41
(4)	,, 43	,, 42
(5)	,, 43	,, 36
(6)	,, 43	,, 37
(7)	,, 43	,, 38
(8)	,, 43	,, 40
(9)	,, 47	,, 81
(10)	,, 47	,, 91
(11)	,, 50	,, 3
(12)	,, 53	,, 1
(13)	,, 51	Cases Nos. 1, 3, etc.
(14)	,, 51	,, 35, etc.
(15)	,, 51	,, 10, etc.

2. Out of two references in Scheme No. 37, that relating to Case No. 128, was dismissed with costs owing to the non-appearance of the claimants or their Attorneys. The other reference (Case No. 99) was not taken up by the Tribunal during the year.

3. The six references in Scheme No. 43 mentioned in the foregoing list, and numbered 3 to 8 relate to vacant land, or lands claimed and awarded as vacant lands, and are situated on Clare and Parel Roads. Only one reference (Case No. 41, Clare Road) was heard and adjudicated upon, in which the Special Collector's award for Rs. 20,380 was increased by Rs. 3,653. The five other references appeared on the board of the Tribunal but have not yet been reached.

4. Out of the two references in Scheme No. 47, one relating to Case No. 81 was withdrawn before it could be proceeded with in the Tribunal, the Trust consenting to the withdrawal, on the understanding that each party bore its own costs.

The other reference (Case No. 91) was contested before the Tribunal with the result that the Special Collector's award was set aside and the amount of compensation was increased from Rs. 48,603 to Rs. 57,000.

5. The property in this reference was situated on Parel Road close to the Byculla station, and consisted of 516 square yards of *Foras* land and a

building of ground, and one upper floor with two "bunglis" on the top at each end, facing the street. The Trust had valued on the actual rents of Rs. 317–8–0 per mensem, which were managed and received by the trustees. The Special Collector increased the valuation of the rents by Rs. 12–8–0 per month. The Tribunal advanced the actual rents by Rs. 80 per month (25 per cent. increase) without stating in their judgment how their estimate was justified by the evidence adduced.

6. In Scheme No. 50, the only reference asked was in respect of Case No. 3 and this was withdrawn, before it could be taken up by the Tribunal.

7. Scheme No. 53 (Foras Road Street Scheme) consisted of only two cases; one of which was a water-course, vested in the Municipality, and was acquired by an amicable settlement. The other case which is the subject of reference embraced an area of 42,675 square yards. The land has been acquired, and reinforced concrete chawls and semi-permanent sheds are being constructed thereon by the Trust Engineer.

8. In Scheme No. 51, the references appeared on the board of the Tribunal but have not yet been taken up.

Appendix M.

Showing the allocation of charges on account of management and establishment for the year 1919-20.

(Vide Report, para. 21).

ESTATES.	Charges primarily debitable to Capital Account.						Charges primarily debitable to General Account.			Grand total.	Remarks.
Normal percentages / Actual do.	Acquisition. 7½ / 5·61	Works. 7½ / 5·61	Capital value of lands leased. 4½ / 3·37	Sale proceeds. 2½ / 1·87	Expenses of the Tribunal.	Total.	Permanent revenue. 2½ / 1·87	Temporary revenue 7½ / 5·61	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Chaupati, West	....	..	..	..	....	....	941	180	1,121	1,121 0 0	
,, East	....	..	..	..	....	....	65	..	65	65 0 0	
Parel	....	..	..	..	....	....	..	398	398	398 0 0	
Rest of Schedule C lands	....	297	998	273	....	1,568 0 0	3,794	1,588	5,382	6,950 0 0	
Agripada and Connaught Roads ..	....	230	1,752	..	....	1,932 0 0	1,275	67	1,342	3,324 0 0	
,, Central	....	..	..	..	....	....	20	..	20	20 0 0	
,, East	....		..	..	....	....	914	..	914	914 0 0	
Rest of Schedule "D"	....	..	..	301	....	301 0 0	..	17	17	318 0 0	
Schedule "E"	....	..	..	..	....	....	2,008	..	2,008	2,008 0 0	
,, "F"	....	..	..	..	....	....	4	..	4	4 0 0	
Scheme No. 1	....	..	805	..	....	805 0 0	647	3,433	4,080	4,885 0 0	
,, ,, 2	....	118	..	..	42 0 0	160 0 0	7,618	2,614	10,232	10,392 0 0	
,, ,, 3	202 0 0	432	..	..	17 0 0	651 0 0	56 01	8,482	14,083	14,734 0 0	
,, ,, 4	....	359	1,449	41	42 0 0	1,891 0 0	1,733	39	1,772	3,663 0 0	
,, ,, 5	696 0 0	25,670	179,608	325	325 0 0	2,06,624 0 0	533	1,358	1,891	2,08,515 0 0	
,, ,, 6	4,437 0 0	8,072	19,869	4	31 0 0	32,413 0 0	9	1,705	1,714	34,127 0 0	
,, ,, 8	28 0 0	45	..	—13	....	60 0 0	1,232	2,777	4,009	4,069 0 0	
,, ,, 13	....	..	..	243	....	243 0 0	34	17	51	294 0 0	
,, ,, 27	....	56	..	21	....	77 0 0	971	..	971	1,048 0 0	
,, ,, 29	....	1,778	..	1,055	1,237 0 0	4,070 0 0	338	19,269	19,607	23,677 0 0	
,, ,, 30	....	..	..	..	....	....	..	17	17	17 0 0	
,, ,, 31		14,022	16,293	120	212 0 0	31,547 0 0	1,077	5,167	6,244	37,791 0 0	
,, ,, 32	28 0 0	22,933	1,250	122	106 0 0	24,439 0 0	361	5,576	5,937	30,376 0 0	
,, ,, 33	....		..	..	....	....	90	..	90	90 0 0	
,, ,, 36	....	..	..	..	....	....	30	..	30	30 0 0	
,, ,, 37	11,601 0 0	252	..	99	860 0 0	12,812 0 0	..	40,356	40,356	53,168 0 0	
,, ,, 41	....	..	..	..	....	....	11	1,083	1,094	1,094 0 0	
,, ,, 42	..	45	..		....	45 0 0	..	..	..	45 0 0	
,, ,, 43	34,753 0 0	..	..	22	3,028 0 0	37,803 0 0	..	4,645	4,645	42,448 0 0	
Carried over	51,745 0 0	75,209	2,22,024	2,613	5,900 0 0	3,57,491 0 0	29,306	98,788	128,094	4,85,585 0 0	

Appendix M—*contd.*

Showing the allocation of charges on account of management and establishment for the year 1919-20.

(*Vide Report, para.* 21).

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand Total.	REMARKS.
Normal percentages Actual do.	Acquisition. 7½ 5·61	Works. 7½ 5·61	Capital value of lands leased. 4½ 3·87	Sale proceeds 2½ 1·87	Expenses of Tribunal	Total.	Permanent revenue 2½ 1·87	Temporary revenue 7½ 5·61	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Brought forward ..	51,745 0 0	75,209	2,22,024	2,613	5,900 0 0	3,57,491 0 0	29,306	98,788	128,094	4,85,585 0 0	
Scheme No. 47	38,831 0 0	84	..	11	943 0 0	39,869 0 0	..	9,390	9,390	49,259 0 0	
,, ,, 49	....	..	..	..	....	....	11	..	11	11 0 0	
,, ,, 50	8,089 0 0	..	..	..	....	8,089 0 0	..	140	140	8,229 0 0	
,, ,, 51	5,823 0 0	..	..	..	255 0 0	6,078 0 0	..	..	..	6,078 0 0	
,, ,, 52	11,982 0 0	3,725	..	..	....	15,707 0 0	..	..	..	15,707 0 0	
,, ,, 53	38,870 11 5	3,882	..	..	282 15 6	43,035 10 11	..	11	11	43,046 10 11	
,, ,, 54	3,416 0 0	..	..	..	....	3,416 0 0	..	..	..	3,416 0 0	
,, ,, 56	34 0 0	8,045	..	..	....	8,079 0 0	..	..	..	8,079 0 0	
,, ,, 57	....	50	..	..	....	50 0 0	..	..	..	50 0 0	
,, ,, 34	....	3,927	..	..	....	3,927 0 0	..	..	..	3,927 0 0	
,, ,, 35	....	2,250	..	..	....	2,250 0 0	..	28	28	2,278 0 0	
,, ,, 39	....	9,537	..	..	....	9,537 0 0	..	..	..	9,537 0 0	
,, ,, 40	....	11,837	..	..	....	11,837 0 0	..	..	..	11,837 0 0	
,, ,, 44	....	6,973	..	..	....	6,973 0 0	..	..	..	6,973 0 0	
,, ,, 45	....	13,362	..	..	....	13,362 0 0	..	..	..	13,362 0 0	
,, ,, 48	....	8,740	..	..	....	8,740 0 0	..	..	..	8,740 0 0	
,, ,, 55	....	841	..	..	....	841 0 0	..	196	196	1,037 0 0	
,, ,, 55 A.	....	7,013	..	..	....	7,013 0 0	..	..	..	7,013 0 0	
Engineer's Office	....	3,703	..	..	....	3,703 0 0	..	..	..	3,703 0 0	
Total	1,58,790 11 5	1,59,178	2,22,024	2,624	7,380 15 6	5,49,997 10 11	29,317	1,08,553	1,37,870	6,87,867 10 11	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations on

(*Vide* Report

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Board's Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898—99 to 1918—19	17,339	3,867	2,401	23,607	5,192	1,114	6,306	1,028	23	42	69	1,162
1919—20	124	10	14	148	..	1,110	1,110	..	..	..	..	..
Total	17,463	3,877	2,415	23,755	5,192	2,224	7,416	1,028	23	42	69	1,162
Total 1898—1905	4,110	479	291	4,880	597	..	597	..	..	..	..	..
„ 1905—09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
„ 1909—20	6,162	1,718	1,262	9,142	2,348	1,976	4,324	250	19	31	43	343
Grand Total 1898-1920.	17,463	3,877	2,415	23,755	5,192	2,224	7,416	1,028	23	42	69	1,162

Note—For details for each year, please see Administration Report

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Trust Estates Since the commencement of the Trust

para. 11.)

during the year.

In Board's Lessee's Buildings.					Total.					Net addition to (+) or reduction from (—) number of tenements in City through operations in Trust Estate (col. 23—5).		REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	
4,312	1,452	2,355	1,493	9,612	11,646	1,475	2,397	1,562	17,080	—6,527	—6,527	
552	173	235	72	1,032	1,662	173	235	72	2,142	+1,994	+1,994	
4,864	1,625	2,590	1,565	10,644	13,308	1,648	2,632	1,634	19,222	—4,533	—4,533	
187	36	154	340	717	784	36	154	340	1,314	—3,566	—3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	—4,925	—8,401	
4,172	1,416	2,035	810	8,433	8,746	1,435	2,066	853	13,100	+3,958	+7,434	
4,864	1,625	2,590	1,565	10,644	13,308	1,648	2,632	1,634	19,222	—4,533	—4,533	

for 1918-19 p.p. 102-103.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

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Appendix

Statement showing dishousing and rehousing operations

(Vide report

Estate and Scheme.	Number of tenements demolished.				Number of							
					In Board's Chawls.			In Police Accommodation Schemes.				
	One-room.	Two-room.	Larger.	Total.	Permanent.	Semi permanent.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1st Agripada Scheme 1	2,241	87	41	2,369	1,381	3	1,384	63	..	4	9	76
Princess St. Scheme 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3	5,804	1,150	540	7,494	1,482	265	1,747	..	..	..	..	..
Gamdevi Estate 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar-Matunga 5	183	49	61	293	..	380	380	..	..	..	..	..
Sion-Matunga 6	124	24	20	168	15	43	58	..	..	..	..	..
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi Koliwada 8	1,514	272	164	1,950	222	249	471	..	..	..	..	..
Duncan Road P. A. 17	6	5	6	17	..	..	..	6	2	..	..	8
Mathew Road 27	206	96	86	388	..	..	..	..	..	..	..	..
Nowrojee Hill 29	2,774	670	364	3,808	372	302	674	..	..	..	..	..
Lalbaug and Suparibaug. 31	204	159	143	506	480	380	860	..	..	..	..	..
Agripada East 32	1,274	48	46	1,368	..	536	536	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	105	5	7	8	125
Sydenham Road 37	233	332	289	854	..	45	45	..	..	..	..	..
Undria Street. 41	47	38	75	160	..	..	..	..	..	..	..	..
Spring Mill Chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Parel Road (Central) 43	1	2	3	6	..	..	..	..	..	..	..	..
Palton Road P. A. 45	..	..	..	..	..	..	..	95	10	7	8	120
ParelRoad Northern 47	24	2	..	26	..	..	..	..	..	..	..	..
Agripada West and Central and Schemes 9, 13 and 30.	5	2	2	9	..	..	..	50	4	5	7	66
Connaught Road Estate.	..	..	..	..	..	..	..	25	2	2	5	34
Chaupati East and West.	..	..	..	..	..	..	..	..	..	..	..	..
Hornby Road „ ..	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines „ ..	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Road ..	..	..	..	..	..	..	..	684	..	5	12	701
Wellington Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Toras Road 53	..	..	..	..	..	16	16	..	..	..	..	..
Grand Total ..	17,463	3,877	2,415	23,755	5,192	2,224	7,416	1,028	23	42	69	1,162

N-2.

on Trust Estates since the commencement of the Trust.

para. 11)

tenements provided.										Net addition to (+) or reduction from (−) number of tenements in City through operation in Trust Estate (col. 23-5).	Remarks.
In Boards' Lessees' Buildings.					Total.						
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	
763	178	138	6	1,085	2,210	178	142	15	2,545	+176	
1,122	350	309	38	1,819	1,863	350	314	50	2,577	—1,233	
1,001	710	628	23	2,362	2,748	710	628	23	4,109	—3,385	
9	6	432	144	591	9	6	439	152	606	317	
190	40	29	7	266	570	40	29	7	646	353	
..	..	..	..	..	58	..	..	..	58	—110	
..	..	162	238	400	..	..	162	238	400	+400	
502	61	15	..	578	973	61	15	..	1,049	—901	
..	..	..	..	..	6	2	..	..	8	—9	
16	..	79	18	113	16	..	79	18	113	—275	
44	30	24	..	98	718	30	24	..	772	—3,036	
562	146	45	..	753	1,422	146	45	..	1,613	+1,107	
88	18	..	..	106	624	18	..	..	642	—726	
..	9	24	..	33	..	9	24	..	33	—204	
..	..	6	..	6	105	5	13	8	131	+128	
..	..	..	..	..	45	..	..	..	45	—809	
..	..	..	..	..	..	..	..	..	..	—160	
..	..	..	..	..	504	..	..	..	504	+504	
..	..	..	..	..	..	..	..	..	..	−6	
..	..	..	..	..	95	10	7	8	120	+120	
..	..	..	..	..	..	..	..	..	..	—26	
164	11	239	238	652	214	15	244	245	718	+709	
15	30	46	14	105	40	32	48	19	139	+139	
121	..	95	87	303	121	..	95	87	303	+303	
117	36	127	230	510	117	36	127	230	510	+510	
..	..	51	160	211	..	..	51	160	211	+211	
96	..	31	185	312	780	..	36	197	1,013	+1,013	
54	..	110	177	341	54	..	110	177	341	+341	
..	..	..	..	..	16	..	..	..	16	+16	
4,864	1,625	2,590	1,565	10,644	13,308	1,648	2,632	1,634	19,222	—4,533	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-1.

November Programme of Works-

(Vide para 1 & para 28);

A

Considered the following :—

Minute by Chairman, dated 1st November 1919, *re : the Trust programme of operations for the current and five succeeding years :—*

" In order to present in a concise form the present position of the Improvement Trust the following statements hve been compiled for the information of the Trustees :—

(1) A statement showing the probable amount of awards during the current and next 5 years;

(2) A programme of works for the years 1919-25.

(3) A statement showing the approximate amount of the loans that will be required with a note by the Secretary and Chief Accountant.

It will be seen that as far as we can judge, on a very conservative estimate, the Trust's resources are sufficient to carry out unaided, their very ambitious programme.

In connection with the new schemes which involve a very considerable amount of engineering work and must be completed at the earliest possible date, the Board will have to decide without delay, how the work is to be carried out; for this purpose I suggest that a committee should be appointed consisting of the Chairman, the expert members of the Board namely, Sir Lawless Hepper and Mr. Messent, the Municipal Commissioner, and in view of the fact that the Corporation is specially interested, one member of the Corporation representatives on the Trust. I suggest that this committee be given power to decide on the manner in which the schemes should be carried out, *e.g.*, whether departmentally or by contract, and if the latter to advise as regards the character of the contract, and if they consider it desirable to call in expert advice from outside the Trust.

I append a statement supplied by the Trust Engineer giving a list of the plant, which he considers will be necessary for the Worli and Dharavi Schemes, and a rough estimate of the probable cost."

Note by the Secretary and Chief Accountant.

" The attached statement shows the approximate amounts of the loans that will be required in connection with the proposed extensive programme. The interest and sinking fund charges on the new loans is shown separately.

2. I have assumed (i) that we shall spend Rs. 5 lakhs per year on Police Accommodation Schemes and (ii) that against the proposed expenditure of Rs. 20 lakhs on the special plant proposed to be purchased (10 this year and 10 next year) we shall be able to realise half the price at the end of the five years.

3. The present value of the estimated total loss on *all* the new schemes is Rs. 58 lakhs against the margin of Rs. 151 lakhs as per Mr. Orr's estimate (*vide* page 70 of his recent note on Trust Finances). The portions of the loans required to pay the deficits under general account will be within the limits imposed by the Act.

4. The Engineer's proposal to submit full scheme estimates for the works in the new schemes is very good and will make the scheme estimates as accurate as possible. It will be well if he will similarly revise the estimates for all the other schemes so that the forecast may be made complete.

5. I think Government should be asked to help us substantially (*i*) by finding the money required for all the Police Accommodation Schemes, (*ii*) by giving us another lump grant (which should be substantial and much larger than what they once gave us) or better some recurring grants for the 5 years and (*iii*) by giving us proceeds of additional taxation that may be imposed to help our building programme and (*iv*) by lending us at least half the amount of the total loan required (including the balance of our requirements for this year which will be about Rs. 40 lakhs, on the assumption that we do not sell our sterling securities and our own debentures which can conveniently be transfered to sinking fund account in a couple of years, instead of being now sold at a loss)."

Statement showing probable amount of loans required for the prosecution of the Trust programme in future years.

(*Figures are given in lakhs of rupees*).

Year.	Programme.	Sale Proceeds.	Revenue surplus on present basis.	Additional interest and sinking fund (at 6·3 per cent)	Nett revenue surpuls or deficit.	Loans required.	Remarks.
1919–20	114	2	18	..	+18	80	Opening balance on 1-4-1919—28 lakhs.
1920–21	261	3	19	13	+6	252	
1921–22	231	1	20	28	—8	238	
1922–23	148	1	21	40	—19	166	
1923–24	96	1	22	50	—28	123	
1924–25	61	1	23	56	—33	93	
Total. .	911					952	

Ultimate maximum revenue 56 lakhs.

„ interest and sinking fund charges 60 lakhs.

„ capital debt 1,520 lakhs.

Note :—Ultimate extra ground rents and other revenue will be about 33 lakhs besides rent of new Polcie Accommodation Schemes. If all our works are finished by 1924-25, the bulk of the return is bound to come by 1925-26 or 1926-27. We may perhaps assume (to be on the safe side) that we shall require for nett general account deficit 5 lakhs per year at an average for some five or six years longer. When we do get the full revenue our general account revenue will probably just pay the full interest and sinking fund charges.

Letter from the Trust Engineer, No. 7504, dated 13th October 1919 :—

" I have the honour to ask—

1. Does the Board wish to commence work next September on

(*a*) The Worli Scheme, No. 52.

(*b*) The Dharavi Scheme, No. 56.

2. If work is to be commenced then the following information must be given to enable the necessary arrangements to be made :—

(*a*) What is to be the time of completion.

(*b*) Does the Board insist on tenders being called for the works, or, will it agree to the Worli Scheme being carried out departmentally and the Dharavi Scheme by an agreement with the contractor, which, with the requisite safeguards to the Trust's interests, will provide for the work being carried out for a percentage on the cost.

(*c*) If the Board decides that the Schemes are to be carried out as suggested above, and, if the time of completion is to be fixed at, say, four years from the 30th September next, is the Board prepared to find the money required from time to time to make the necessary payments and is the Board prepared to sanction steps being taken to provide for the plant required to be brought out so as to arrive at the latest in April next.

3. As regards the latter part of 2 (*b*) I think it will be possible to arrive at terms with a suitable contractor on the lines indicated.

4. In order that the Board may have some idea of what the work will involve in the way of plant and initial expenditure a very rough estimate of requirements is given below.

It is regretted that, owing to the delay on the part of Government in sanctioning the Schemes it has not been possible to get on to the land to obtain the information necessary to place before the Board an accurate and detailed estimate of requirements and quantities of work, but it is thought that there is a margin for safety in the figures placed before them already.

Worli Scheme.

If the Scheme is to be taken in hand departmentally and completed in four years the Board must realize that the method of dealing with the work must be essentially different from those usual in Public Department. Any suspicion of red tape methods will inevitably lead to failure, disaster and expense.

The prime necessity for speed and economy is quickness of decision and a free hand to take advantage of the market. These cannot be obtained if every point has to be referred for sanction to the highest authority, in this case the Board, and it is for the Board's consideration whether, as it will be fully protected by the detailed estimate which will be placed before it for sanction in the ordinary way, the Chairman should not be authorized to sanction all the necessary purchases of plant and materials required under the estimate, tabling the results for the Board's information.

As regards the deatailed estimate it could be referred to an expert committee for consideration prior to sanction, should the Board so desire.

Pending the submission of a detailed estimate it will be necessary to make arrangements for the supply of the plant necessary to carry out the work as it will take a considerable time to collect this.

The following statement will give some idea of the amount of plant required and the reason for it :—

Filling—

Appproximately 3 lakhs of brass.

Taking 300 working days a year of 10 hours a day we get for four years working—1,200 days÷3,00,000 of brass=250 brass a day=375 wagons of 60 cubic feet per day.

This at 15 wagons to a train equals 25 trains daily or 2.5 trains per hour. This is the average for four years, but as of necessity the rate at the beginning must be slower than the average until the staff becomes used to the organization and also to allow for time lost through weather during the monsoon we must provide for 3 trains per hour.

Working time—

The average run per train from cutting to filling will be, say, 3 miles :—

Time per round trip will be :

Running time loaded	18 minutes
Tipping	15 „
Taking water and oiling	15 „
Running back	18 „
Shunting	30 „
Taking water	15 „
	111 minutes

or say 1 hour 50 minutes.

Therefore each engine can do, say, 3½ trips per day and the wagons 3 trips on the average.

Ten trains will be required.

PLANT REQUIRED—

		Cost. Rs.
Locomotives—		
(*a*) For running trains	8	
(*b*) For shunting—		
at cutting	1	
at tip	1	
(*c*) Spares	2	
Total ..	12	2,40,000
Wagons—		
(*a*) For running	150	
(*b*) Spares	30	
	180	1,08,000

PERMANENT WAY—

Rails—

41¼ lb. section—

10 miles × 65 tons	= 650 tons.		1,30,000
Fish plates for 10 miles	= 20 „	}	10,000
Fish bolts fo 10 miles	= 10 „		
Dog spikes for 10 miles	= 18 „		

Sleepers—

10 miles at 2,000 per mile	= 20,000	1,60,000
Timbers for crossings, say	= 1,500	18,000
Crossings	30 sets.	4,000

Other Plant—

Steam navvies	2		50,000
Steam crane	1		6,000

Repair Workshop—

Shed	1		1,0000
Lathe 10' bed	1		
Pillar drilling machines	2		
Shearing machine	1		
Planing machine	1		
Emery wheel	1		
Forges	2		50,000
Anvils	3		
Circular saw and bench	1		
Cupola	1		
Tanks 15,000 gals.	4		
Steam pumps	2		
Steam engine	1		

Buldings—

Office	2		10,000
Stores	1		10,000
Magazine	1		2,000
Petrol store	1		500
Total ..	Rs.		8,08,500

In the above a meter gauge plant is assumed.

If a 4'-8½" gauge plant were employed the number of wagons would be reduced but the cost with either would be about the same and it is only a question as to which is the more easily obtained.

Dharavi Scheme.

It is proposed to carry out the Scheme with the aid of a contractor who will be practically a contractor for organization and labour and will be paid under an arrangement for percentage on the cost of the work.

I do not think it would be possible for me to take up this Scheme departmentally in addition to the Worli Scheme chiefly owing to the great difficulty of finding a suitable superior staff suited to the organization of a huge scheme like this.

Below is given a rough estimate of plant required and the method of arriving at the quantities required. It will be noted that this plant although larger in quantity is cheaper in rates than the plant proposed for Worli. This is owing to the fact that if arrangements can be made at once there is very strong probability of our being able to obtain a very considerable proportion of this plant second hand.

Outline of working arrangements.

The basis of the following proposals is :—

Quantity of filling to be done	9,00,000	brass.
Time limit 4 years.		
Working season taken as :—		
8 months at 28 days	224	days.
4 „ at 16 „	64	„
	288	days.
Daily average to be done will be $\frac{9,00,000}{288 \times 4}$ — say	800	brass.
Wagon capacity=80 c. ft.		
Day average $\frac{800 \text{ brass}}{80 \text{ c.ft.}}$ =	1,000	wagons.

Effects of night work.

Say 4 months' night work per season during 3 working season
= 28 nights × 4 months × 500 brass × 3 seasons
=total done at night .. .. 1,68,000 brass.

$$\text{1,68,000 spread over 4 years} = \frac{\text{1,68,000}}{\text{288 days} \times \text{4 years.}} = \text{146 brass per day.}$$

The daily average of 800 brass would therefore be reduced by night work as above to (800 —146=) 654 brass.

But the daily figure of 800 brass is an average which must be maintained from start to finish and owing to fluctuations in labour supply, small accidents, etc., it is impossible to maintain regularly the average progress and the actual progress obtained will be sometimes less, sometimes more.

A reasonable rough and ready way of arriving at the maximum progress required is to add 25 per cent. to the average progress.

This would be as follows :—

800 *plus* 200=1,000 brass maximum progress.

In this case it is proposed in estimating for palnt to assume that sufficient work can be done at night to make up for the difference between average and actual progress and to estimate for plant on the basis of average progress, and count on requiring to move 800 brass daily.

Working time :—

On the basis of moving 800 brass daily the following plant will be required :—

The average run per train willl be,say, 5 miles from ballast hole to tip.

Time per round trip will be :—

Running time loaded	30	minutes.
Tipping	15	„
Taking water and oiling	15	„
Running back	30	„
Shunting	30	„
Taking water	15	„
	135	minutes.

or, say, 2 hours and 15 minutes.

But it is not safe to count on more than 3 trips daily for wagons though the running locomotives should make 4 trips.

PLANT REQUIRED :—

Locomotives—

Each tip wagon holds 80 c. ft., the train load will be 20 wagons or 16 brass.

$$\frac{\text{800 brass.}}{\text{16 brass train load.}} = \text{50 trains.}$$

The locomotive power will be :—

(*a*) For running $\frac{\text{50 trains}}{\text{4 trips}}$ = 13 locomotives.

(*b*) For shunting :—

At ballast hole	2	locomotives.
At tip	2	„
(*c*) Under repairs..	3	„
Total locomotives ..	20	

Wagons—

(*a*) For running $\frac{50 \text{ trains}}{3 \text{ trips}} = 17 \times 20 = 340$

(*b*) Under repairs 50

Total wagons .. 390 or, say, 400 wagons.

Trucks—

At least 30 should be allowed for hauling coal and stores from G.I.P. Railway to main store and ballast hole.

Permanent Way Material—

Double line from ballast hole points to beginning of reclamation, a distance of, say, 4 miles .. .. 8 miles.

Extra road at ballast hole and at tipping ground .. .. .. 7 „

Total, say .. 15 miles track.

For this would be required :—

Rails—

41¼ lbs. section—

15 miles × 65 tons	975 tons.
Rails for navies, say	25 „
Fishplates 15 miles or say	31 „
Fish bolts „ „	14 „
Dogspikes „ „	28 „

Sleepers—

16 miles at 2,000 per mile .. .. =32,000

Timbers—For crossings and navvies, say 2,000—12′ × 10″ × 5.

Crossings—50 sets of various angles.

Steam Cranes—

One is essential for erecting plant, turning and repairing wagons.

Probably 3 could be used to advantage.

Repairs to Plant—

In view of the large number of locomotives and rolling stock to be used, it is essential that arrangements be made for a workshop capable of dealing with the necessary repairs including reasonable sized castings.

The prices charged in Bombay for such work are enormous and the dalays in having repairs made are very great.

Lighting—

In order to carry out night work, both the working faces at the ballast hole and the approaches to the tips would have to be efficiently lighted for which 2 separate installations would be required (electric).

Prices given are purely guesswork.

	Rs.
21 locomotives at Rs. 18,000 each	3,78,000
400 wagons „ 500 „	2,00,000
60 trucks „ 600 „	36,000
3 steam navvies „ 20,000 „	60,000
1,000 tons rails „ 175 per ton	1,75,000
Fastenings for, say	25,000
32,000 sleepers at Rs. 7 each	2,24,000
2,000 timbers „ 12 „	24,000
50 sets points and crossings at Rs. 100 per set	5,000
3 steam cranes „ 6,000 each	18,000
Repair shop plant for, say	35,000
4 tanks 15,000 gallons at Rs. 2,000 each	8,000
20,000 feet piping 4″ „ 2 per foot	40,000
1 steam pump for say	2,000
Buildings for repair shop	20,000
Total	Rs. 12,50,000

The above plant in 4′-8½″ gauge.

RESOLUTION No. 499.—A Special Committee consisting of—

The Chairman,
Sir Lawless Hepper, Kt.,
Mr. P.G. Messent, C.I.E.,
The Municipal Commissioner for the City of Bombay,
Mr. Cowasji Jehangir, O.B.E., B.A., and The Hon'ble Mr. Chunilal V. Mehta, M.A., LL.B.,
is appointed, with power to call expert assistance, to advice on the manner in which large works should be carried out.

B.

Considered report of the (above) special committee No. 1 dated 18th November 1919.

RESOLUTION 524.

2. The Board agree that the schemes already approved by the Board should be pushed through and completed in 5 or 6 years.

3. A further supplementary budget should be prepared for the current year on the basis of the programme now submitted, the budget in this case being reviewed by the Finance and Establishment Committee.

Appendix O-2.

Concessions to Societies.

Report from the Estate Agent, No. E. A.- 14618 of 23rd Auguet 1920 :—

———: o :———

" With reference to Trustees' Resolution 190, dated the 4th May 1920, I have the honour to observe as follows :—

2. The Trustees require an estimate of the capitalized financial value of the concessions given in recent years to various Societies and Associations by giving them land at less than the true market value, granting permission for extra storeys, &c., and a statement of the condition on which these concessions were granted.

3. The only schemes in which concessions have been granted are Nos. 31 (Parel Street Scheme) and V and VI (Dadar-Matunga Estate).

4. In Scheme 31 the Trustees under Trustees' Resolutions 70 and 341, dated the 18th February and 29th July 1919, agreed to lease to Mr. N. M. Joshi of the Social Service League, plots 202 and 203 at rates which were then estimated to be about Re. 1 per square yard less than the market value. As the area of the land let was 8,315 square yards, the value of the concession was Rs. 8,315.

It is a condition of this letting that the premises be used mainly as a workmen's institute and that 1,500 square yards be kept open and used as a recreation ground by members of the Institute.

5. On the Dadar-Matunga Estate concessions have been granted to the following :—

(*a*) *The Indian Education Society*—

T. R. 454 of 1919. 14,771 square yards let on a basis of Rs. 7 per square yard the market rate being Rs.. 10. In addition 3 years free period over and above that ordinarily granted was given. The value of these concessions is Rs. 58,269.

The Society is to erect buildings to be used as schools, &c., at a cost of Rs. 2 lakhs within a period of 5 years.

(*b*) *The Society for the Protection of Children in Western India—*

A reduction in rent amounting to Rs. 256 per annum the capital value of which is Rs. 5,696.

T. R. 455 of 1919. The Society has to erect buildings at a cost of Rs. 50,000 within a period of 2 years and in addition has to redeem the ground rent of the land at 22¼ years' purchase within a period of 5 years.

(*c*) *The Currimbhoy Ebrahim Khoja Orphanage—*

A reduction of rent amounting to Rs. 316 per annum the capital value of which is Rs. 7,031.

T. R. 455 of 1919. The Society has to erect buildings at a cost of Rs. 1 lakh within a period of 2 years and in addition has to redeem the ground rent at 22¼ years' purchase within a period of 5 years.

(*d*) *The Bombay Hindoo Housing Association—*

104,103 square yards in two blocks. A reduction in rent amounting
T. R. 534 of 1919. to Rs. 9,369 and of the capital value of Rs. 2,08,460 was ganted to this Association.

The Association has to limit its rents to a return which shall not exceed 5½ per cent. per annum on its outlay. In addition it is bound to spend Rs. 12 lakhs on the erection of buildings within a period of 8 years. Some of these buildings are to consist of two roomed tenements and none are to contain tenements of more than 4 rooms and a kitchen.

The above four cases are the only ones in which a reduction of rent was granted.

6. Groups of plots have been allotted to the Societies whose names appear in the attached Schedule which also contains information as to the area let to each at the schedule rates. All these plots except those which abut on the Kingsway south of the King's Circle were let at the schedule value, which value was assumed to be the market value when it was fixed in June 1919. It is probable that there was some rise between the date when the value was fixed and that on which the plots were let. It is also probable that if the plots had been put up to competition amongst the various applicants higher rates would have been obtained and I should put this higher rate at about 15 per cent. above the schedule rate.

The total area let to Societies at scheduled rate is 262,235 square yards and the total value is Rs. 26,51,820. If therefore the market value be put at 15 per cent. above the schedule rate the value of the consession granted was Rs. 3,97,773.

In all these cases the rents of the buildings have to be approved by the Board and in no case is the nett rent to be greater than 6 per cent. on the outlay plus the ground rent.

The plots on the Kingsway were let at rates higher than those scheduled and these rates may, I think, be taken to represent the market rates of the day.

7. All the tenants on the Dadar-Matunga Estate have been given permission to erect a a second upper floor, but the only persons who stand to gain a material financial advantage by reason of this concession are those whose rents are not limited; the Societies whose nett rents are limited to 5½ or 6 per cent. on their outlay plus the ground rents payable by them gain, but very slightly and that mainly by reason of being able to spread the ground rent over three floors instead of two.

8. Summarizing the value of the concession is as follows :—

(*a*) *Associations other than Housing Societies.*

	Rs.
Social Service League	8,315
Indian Education Society	58,269
Society for Protection of Children	5,696
Currimbhoy Ebrahim Orphanage	7,031
Rs.	79,311

(*b*) *Housing Societies.*

	Rs.
The Bombay Hindu Housing Association	2,08,460
The Zoroastrian Society	1,94,484
The Hindu Association	27,951
The Chandra Seniya Kayastha Prabhu Society	51,744
The Bombay Co-operative Housing Society	17,176
The Kutchi Visa Oswal Society	35,447
The Telegu Building Society	70,957
Rs.	6,06,219

SCHEDULE.

Name of Society.	Plots let at Scheduled rates.	Area in square yards.	Schedule value.	
	Nos.		Rs.	
The Zoroastrian Building Society, Limited.	*608 to 696, 783 to 790, 798 to 801, *779 to 782 & 791 to 797	†1,31,092	†12,96,561	*Excluding the 9 front plots on Kingsway South of King's Circle which have been let to this society at rates higher than the Schedule rates. † Excluding the areas and values of the above 9 plots.
The Hindoo Association.	154 to 160 & 171 to 179	19,063	1,86,399	Do.
The Chandra Seniya Kayastha Prabhu Housing Society.	721 to 755, 757 to 763, 765 to 778	39,347	3,44,964	
The Bombay Co-operative Housing Society.	474, 475, 478 to 481, 484 to 488	13,918	1,14,516	
The Cutchi Visa Oswal Building Society.	416 to 425 & 84 to 95	15,818	1,49,232	
	395 to 397 & 399 to 402	7,465	87,091	
	428 to 43A & 446 to 449	11,451	1,25,085	
The Telegu Building Society.	99 to 113 & 121 to 135	15,101	2,49,226	
	1,2, 80 to 83 & 427	8,980	98,746	
		2,62,235	26,51,820	15% = 3,97,773

Appendix O-3.

(Board's proceedings dated 17th Febuary 1920).

Considered the following :—

(*a*) Letter from the Joint Honorary Secretary, the Zoroastrian Building Society, Ltd., dated 28th January 1920 :—

Plots Nos. 604—696, 783—790 *and* 790—803,

and

Plots Nos. 779—782, 791—797 *and* 804—806, *Dadar-Matunga Estate.*

" Your letter, dated 23rd December 1919, was placed before the Directors of our Zoroastrian Building Society, Ltd., and we are instructed by them to reply as under :—

The Directors are thankful to the Chairman of the Trust for the suggestions made regarding the terms of the shops embodied in your letter, under reply, and they are prepared to accept the same.

Referring to para. 4 of our letter, dated 15th November last, with regard to clause C of your letter No. 8326 of 30th September 1919, *re* : location of shops on the estate, our Directors do not wish to press for permission to change the sites already allocated, if it is not possible to do so without causing inconvenience, but agree to accept plots Nos. 658 and 676 to 680 originally laid down for the purposes of shops, and co-operative stores for our Society.

Trusting that our present reply will remove all difficulties in the way of the final confirmation of our letter of the 15th November last, and hoping to receive an early reply."

(*b*) Letter from the Joint Honorary Secretary, the Zoroastrian Building Society, Limited, dated 11th February 1920 :—

" In continuation of my letter of the 28th ultimo our Directors have considered the suggestions you have been good enough to make and they have instructed me to say that they agree to accept the proposals you have made as follows :—

(1) that the rates of the larger corner plots admeasuring 4,000 square yards and more and abutting on the King's Way, shall be fixed at Rs. 20 per square yard, and of the similar middle plots between them, and also facing the King's Way, at Rs. 18 per square yard;

(2) that the minimum cost of the buildings to be raised on these big plots shall not be under one lakh of rupees, and

(3) that all disputes arising in respect of the cost of construction, and amount of outgoing, etc., shall be settled, under the terms of the Indian Arbitration Act, through two arbitrators, one to be appointed by the Trust and other by our Society, and in case of a division, through an umpire to be appointed by the two abovementioned arbitrators.

Trusting the acceptance of all these terms as well as those mentioned in our previous letters will now meet with the final approval and confirmation by the Board of the City Improvement Trust, and thanking them and you once again. . . ."

(*c*) Minute by the Chairman, dated 13th February 1920 :—

"The Zoroastrian Building Society were offered plots in the Dadar-Matunga Estate on certain conditions (Trustees' Resolution No. 428 of 23rd September 1919). They accepted all the conditions save the following :—

(*a*) Shops will be allowed on plots Nos. 658 and 676-680.

(*b*) The rent of the 6 front plots on King's Way Nos. 604-607, 802 and 803 shall be based on the highest reasonable offer which the Board can obtain for them and are to be let to the wealthier members of the Society.

(*c*) All disputes in respect of the cost of construction, amount of out goings of fixing of the rents shall be submitted for arbitration to the Trust Engineer whose decision shall be final.

As regards (*a*) the Society did not wish to be tied down to these plots for shops, as to (*b*) they offered Rs. 16 or 17 per square yard and as to (*c*) suggested that all disputes in respect of the cost of construction, amount of outgoings, or fixing of the rents shall be referred to two arbitrators to be appointed by the Trust and the Society respectively and in case of division to an umpire to be appointed by the two arbitrators. And they further asked they should be given first refusal for the plots at present occupied by the Labour Hospital and Camp (Plots Nos. 721-772). These plots have been applied for by the Chandra Kayastha Prabhu Housing Society. So in a subsequent letter the Zoroastrian Society have applied for plots Nos. 779-782, 791-797 and 804-806. The whole matter was considered by the Board on the 19th December 1919 and after discussion were of opinion that—

(*i*) it was undesirable to allow a net return of more than 6 per cent. in any case in which the return was restricted ;

(*ii*) the rate for plots Nos. 605, 606 and 803 should be Rs. 18 and for the corner plots 607 and 802 should be Rs. 20 per square yard ;

(*iii*) there was no objection to allot plots Nos 779-782, 791-797 and 804-806 on the Dadar-Matunga Estate to the Society on the same general conditions as in regard to other plots, but a rate of Rs. 18 should be fixed for plots Nos. 804 and 805 and a rate of Rs. 20 for plot No. 806 ;

(*iv*) it was desirable that the Trust Engineer should be empowered to settle all disputes and finally fix the valuation of the buildings, the valuations however being reported to the Board by the Engineer ;

but it was decided that no final resolution in the matter should be passed till the question of shops had been fully considered.

With regard to (*a*) Mr. Shepherd suggested to the Society that shops should be allowed on certain plots, to be fixed after consultation with the Society, and that these plots will not be leased except to persons who agree to provide for shops on the ground floor and lease them to the Society, which can then disposed of the shops as they please and the rents received will go to the Association funds. The Association has accepted the suggestion and do not press for a change in the location of the shops as originally fixed by the Board. It is suggested that *any* profits should go to the benefit of the Dadar-Matunga branch of the Society. With regard to (*b*) it has all along been proposed that the buildings on King's Way should be 'grand buildings,' and it is submitted that the Trust should fix a minimum cost for the buildings to be erected. Only one set of plans for buildings on King's Way has been so far received (Plot No. 545) and the building proposed will cost Rs. 2 lakhs. The Society now agree to a one lakh minimum which appears reasonable. With regard to (*c*) I think in fairness to the Society an arbitration should be allowed in cases of dispute, but there appears no reason to have more than one. If the Society and the Trust Engineer disagree the matter should be referred to an arbitrator mutually agreed upon between the Chairman and the Society, or to be appointed by the Board in case there is no mutual agreement.

With regard to the valuation of buildings Mr. G. W. Hatch was of opinion that the Trust Engineer's decision should be final.

The Hon'ble Mr. Chunilal V. Mehta enquired who was to pay the cost of arbitration, and doubted whether under the Act the Trust would lawfully pay such charges.

Mr. Cowasji Jehangir was of opinion that *all* the buildings should be valued by an independent valuer even in cases where the Trust Engineer accepted the Society's valuation and the costs charged to the construction account of the building as the valuations were made in the interest of future tenants.

After discussion the Chairman put to vote the question whether the Trust Engineer's valuation ought to be made final. This proposal was *lost*.

After some further discussion it was resolved :—

RESOLUTION No. 64.—1. The rate for plots 605, 606 and 803 should be Rs. 18 and for the corner plots Nos. 604, 607 and 802 should be Rs. 20 per square yard.

2. Plots Nos. 779 to 782, 791 to 797 and 804 to 806 may be granted on the same general conditions as in regard to the other plots already granted to them, but a rate of Rs. 18 should be fixed for plots 804 and 805 and a rate of Rs. 20 for plot No. 806.

3. Plots Nos. 658 and 676 to 680 alone may be used for shops on condition that the Society shall only grant the plots to persons who agree to provide shops on the ground floor and to let the same to the Society which may recover rents for the same without restriction and will apply the rents for the benefit of the Dadar-Matunga branch of the Society.

4. The buildings (main building and outhouses) on each plot on King's Way shall be erected at a cost of at least one lakh of rupees.

5. In case of dispute arising between the Trust Engineer and the Society over the cost of construction of buildings, it shall be referred to an arbitrator mutually agreed upon between the Chairman and the Society, and in case such mutual agreement cannot be effected the arbitrator will be appointed by the Board.

6. The net return should not be more than 6 per cent. except in regard to the plots on which shops are constructed and even then only so far as the shop rents may increase this rate.

Appendix O-4.

(Boards proceedings dated 29th April 1919.)

Read the following note, dated 8th April 1919, by the Chairman (Mr. Orr) :—

The Trust's dealings with represented Areas.

1. The Trust are bound by section 23 of the C. B. I. Act to confine the method of direct attack to slums in which the insanitary conditions can be effectively remedied *only* by "rearrangement and reconstruction of streets and buildings." They can apply direct methods not to *all* such slums, but *only* to those "represented" by the Municipal Commissioner under section 24.

2. The importance attached to indirect methods by the authors of the Trust may be judged by the fact that only one of the 6 schemes planned before the Trust came into existence was a direct improvement scheme. This was Nagpada (Scheme No. 1) with an area of 15 acres. Scheme 2 (Princess Street, 25·8 acres) and Scheme 3 (Sandhurst Road, 53·9 acres) were in the main indirect improvement schemes designed to alleviate slum condition by bringing sea breezes into the heart of the congested area. They combined direct methods with indirect inasmuch as the ventilation shafts they created in the shape of Princess Street and Sandhurst Road were so aligned as to wipe out a number of very bad slums such as Chandanwadi, Raswadi and Mahajanwadi, Antobawadi, Patakwadi, Kitchen Garden Lane, Mullackwadi, Kumbharwada, Nagpada (old), Mahomedkhan Pakhadi District and Nowroji Hill, covering some 25 acres in all.

The remaining 3 schemes, No. 4 (Gamdevi, 38·0 acres), No. 5 (Dadar-Matunga, 355 acres) and No. 6 (Matunga-Sion 409 acres) were all measures of indirect attack on the slums, being "expansion schemes" designed to create out of land which was then largely low-lying and malarious, sanitary building estates to which people of the middle classes might be attracted from the congested areas.

Thus out of 896 acres included in the programme originally prepared for the Trust only 15 acres were to be dealt with by the direct method of an improvement scheme under section 23 while the remaining 881 acres appertained to street schemes under section 30, involving incidentally the clearance of only 25 acres of slums by direct methods.

3. The first scheme inaugurated by the Trust on their own initiative was scheme 7 (Colaba Reclamation, 16·8 acres) another "expansion scheme" under the heading of indirect attack.

4. The next scheme (No. 8 Mandvi-Koliwada, 7·5 acres) was the first direct improvement scheme undertaken outside the Trust's original programme on "representation" by the Municipal Commissioner at the instance of the Corporation.

5. It is interesting to note that the only areas since represented by the Municipal Commissioner at the instance of the Corportion are Fort North (50 acres) represented on 2nd October 1903 and Sewri-Koliwada (6 acres) represented on 4th August 1916. The proposal to represent Fort North was under discussion in the Corporation for over a year and was ultimately carried by only 22 votes against 19.

6. There was an even more protracted discussion on the Municipal Commissioner's proposal to represent 12 other areas aggregating 169 acres, and before it was concluded Mr. Harvey settled the matter by representing these areas himself without waiting for the Corporation's decision.

7. After embarking on the improvement of Mandvi (Scheme 8) the Trust confined themselves to estate development in Police Accommodation schemes until in 1906 they took up the largest of the areas represented by Mr. Harvey, *viz.*, Nowroji Hill (Scheme 29—34 acres).

8. The next two schemes were expansion and estate development schemes, *viz.*, Souter Street extension scheme (No. 30—17 acres) and Parel Street scheme (Scheme 31—202 acres). These were followed by two schemes for the improvement of some more of the represented areas.

9. Scheme 32 (East Agripada, 57 acres) originally embraced four of the areas represented by Mr. Harvey, *viz.*, Guzri Bazar, Kalapani, Tank Pakhadi and Madanpura, aggregating 25 acres with the improvement of which were combined in the scheme the reclamation of a very large swampy area of the vicinity and the construction of the projected Western Avenue 120 broad. But in 1909, under the orders of Government, the scheme was revised so as to reduce the outlay and ultimate loss; and under this revision Guzri Bazar and Madanpura were left outside the scheme and the Western Avenue was dropped. The scheme as finally sanctioned in 1912 included the Kalapani and Tank Pakhadi areas (5·4 acres).

10. In 1907 a scheme was framed for the improvement of Bhatwadi which had been represented by the Commissioner in August 1907. Houses containing 237 tenements were gradually demolished in 1914 and a well-developed estate containing only 51 tenements and consequently a much reduced population (but of a higher class than were originally *in situ*) has since taken the place of the original slum.

11. The next represented area taken up was Memonwada (8 acres) which had been represented by the Commissioner in September 1905. This was in 1911 included in the Main Avenue scheme (Scheme 37) for construction of a 100 feet road from Crawford Market to Sandhurst Road. The whole of this area has been acquired and some of the obstructive houses have been pulled down to admit more light and air to the remainder. The other houses have been left standing during the war, but the scheme is likely to be pushed to completion within the next three years.

12. The Trust next took up in 1913 the Undria Street Scheme—an experimental scheme dealing with 6·4 acres of the densely congested 2nd Nagapada area (one of those represented by Mr. Harvey) by a new method which aimed at merely creating a 20 space between the backs of houses and leaving all the substantial houses in the scheme otherwise untouched.

13. Two more areas—Guzri Bazar (represented by Mr. Harvey in 1905) and Tulsirampada (represented by the Municipal Commissioner in 1913)—were in 1914 included in a Scheme (No. 47) for the widening of Parel Road to 120′ as the last instalment of the Main Avenue.

14. Another of Mr. Harvey's represented areas, *viz.*, Kolbhatwadi (about 3 acres), has recently been dealt with in the Trust's Scheme 54 which is now before Government for sanction ; it involves an outlay of 31·09 lakhs and a loss of 10·23 lakhs.

15. A scheme for the complete demolition of Sewri-Koliwada and the rehousing of the population of about 600 in Trust Chawls to be erected in the vicinity is under preparation.

16. A. list of the 20 areas aggregating 308 acres which have been represented is appended. It will be seen from the above narrative that most of the small areas in this list with one large one (Nowroji Hill, 34 acres), in all 11 areas aggregating 84 acres, have been taken up for treatment under improvement schemes, while all the larger ones except Nowroji Hill and a few of the small ones (Vithalwadi, Middle Colaba and Umarkhadi), in all 9 areas aggregating 224 acres, remain to be dealt with.

17. Since 4th August 1916, when the Sewri-Koliwada area was represented, no representation has been received from the Municipal Commissioner, though the Corporation have known since 1916 that the Trust had a margin of 122 lakhs up to which they could let net loss on new schemes run.

18. The Trust were in 1917-18 considering how far they should spend this 122 lakhs on direct attacks and how far on indirect attacks on the slums and which of the 9 old represented areas to deal with first ; and on 1st February 1919 they submitted a scheme for improvement of Kolbhatwadi to Government for sanction. They might frame schemes for any new areas the Municipal Commissioner may represent, provided that they are small enough to be capable enough of improvement without great displacement of population, but they are unlikely to take up large schemes of direct improvement because their policy is to defer such schemes until by development of outlying estates accommodation has been provided for the large population to be displaced. The Corporation might, however consider whether any *small* areas should be represented with a view to part of the 122 lakhs margin being spent on improving them. This will be in accordance with the recommendation of the Development Committee, 1914, *vide* para. 25.

Represented area.	Date of representation	Area in acres.	Remarks.
By the Commissioner at the instance of Corporation.			
1. Mandvi-Koliwada	5-2-01	6·20	Scheme 8.
Revised	1-5-01		
	2-10-03		
2. Fort North	2-12-08	49·65	
	16-1-10		
3. Sewri Koliwada	4-8-16	6·12	Scheme under preparation.
		61·97	
By Municipal Commissioner of his own motion.			
1. Kolbhatwadi	6-3-05	3·03	Scheme 54.
2. Umerkhadi	6-3-05	6·26	
3. Guzri Bazar	6-3-05	4·20	Included in Scheme 47.
4. Kalapani	6-3-05	3·60	,, ,, 32.
5. Tank Pakhady	6-3-05	4·50	Portion 1·8 ,, 32.
6. Madanpura	6-3-05	12·42	
7. Telwadi (Vithalwady)	6-3-05	3·98	
8. (*a*) Undria Street ..		6·40	
2nd Nagpada	6-3-05	20·20	
9. (*b*) remainder			
10. Middle Colaba	6-3-05	7·25	
11. Kamatipura	6-3-05	62·90	
12. Nowroji Hill Vandeker Lane and Chinch Bunder.	6-3-05	34·40	Scheme 29.
13. Memonwada	15-9-05	7·60	,, 37.
14. Bhatwadi	29-8-07	1·75	,, 33.
15. Ghorupdeo	15-4-08	13·00	
16. Tulsirampada	24-10-13	6·00	Included in Scheme 47.
17. Worli	26-3-14	48·00	Scheme under preparation.
		245·49	

Read Chairman's (Mr. Shepherd's) and Trustees' minutes thereon.

After discussion it was resolved :—

Resolution No. 175.—Referred to the Improvements Committee for report.

Appendix O-5.

Report of Mr. R. H. A. Delves, F.S.I., Estate Agent, on the approximate financial position of the Trust as at the close of 1919-20. (*T.R. 78 of 2nd February* 1920.)

In the year 1916 a detailed *forecast* was made of the profit and loss on all the Trust's schemes which up till then had been sanctioned, and it was estimated that on 1st April 1916, there was a margin of Rs. 122 lakhs which could be utilized to balance any loss in respect of schemes subsequently undertaken. This margin was calculated on the assumption that the Trust would carry out the works then contemplated according to its then programme, and that the money for the works could be obtained at 4 per cent. and that our yearly net revenue could be partly utilised invested at 4 per cent. on our schemes and partly invested at 3 per cent. for the purpose of providing the sinking funds for our loans. Since then prices of material and

wages have risen, and the rate for loans has increased to 6 per cent. These factors alone would reduce the estimated margin but an additional important factor to be considered is the effect of the Board's recent resolution to complete all their schemes sanctioned up to date within a period of 5 or 6 years. To frame a detailed revised forecast under these conditions is a work of some months and it is proposed that this should be done during the next monsoon when our officers are not so fully occupied with out-door inspection and supervision, but in the meantime it is felt that the Trustees would like some assurance before approving of the very large expenditure in next year's budget, and the large expenditure that will have to be incurred in each of the next few years, that the Trust will be in a position to stand the financial liabilities involved. The Estate Agent who is an expert valuer was therefore requested to look into the matter and to see approximately what is the financial position of the Trust under the altered conditions, and his note is attached. He reports that the margin can now be safely estimated at Rs. 72 lakhs.

E. G. TURNER,

Chairman.

14*th February* 1920.

Report of Mr. Delves, the Estate Agent.

As desired I have examined the figures relating to the principal schemes as set out in the 1916 forecast (which was prepared mainly in 1915).

2. There has been no time to go into detail required for a pucca forecast and I have had to confine myself mainly to comparing the estimated rates put on the undisposed of land in 1916 with those actually obtained or likely to be obtained. The periods considered necessary in the year 1916 for the final leasing of the plots in the various schemes have also been revised in the light of further experience.

3. For purposes of calculation I have divided the estates into two classes, *i.e.*, those in which all (or practically all) capital was borrowed at 4 per cent. and those in which part was borrowed at 4 per cent. and part will have to be borrowed at a higher rate which rate has been assumed to be 6 per cent.

4. The estates for which borrowings have practically finished are Princess Street (Scheme 2), Sandhurst Road (Scheme 3), Mandvi-Koliwada (Scheme 8), and West Agripada (Scheme 11). The results for these estates calculated on the same basis (namely 4 per cent.) as in the 1916 forecast are as follows :—

Princess Street	.. ..	about Rs.	3½	lakhs	better.
Sandhurst Road	.. ..	„ „	30	„	„
Koliwada ..	.. ..	„ „	2¼	„	„
West Agripada	.. ..	„ „	3½	„	„

These results are due to land having been let at better rentals and at a quicker rate than was anticipated in 1916.

5. The estates in which part of the capital has been borrowed at 4 per cent., the remainder being raised at 6 per cent. are as follows :—Dadar-Matunga (Scheme 5), Sion-Matunga (Scheme 6), Parel (Scheme 31), the two Parel Road Widening Schemes (43 and 47), Sydenham Street (Scheme 37) and Nowroji Hill (Scheme 29). Owing to circumstances which will be explained later it has only been possible to give definite figures in the case of the three first named schemes and the results for these three schemes [also calculated mainly on a 4 per cent. basis] are as follows :—

Dadar-Matunga	.. ..	Better by about Rs.	36	lakhs.	
Sion-Matunga	.. ..	„ „ „ „	11	„	
Parel	.. ..	„ „ „ „	7½	„	

6. In Dadar-Matunga all the capital except about Rs. 15 lakhs has been raised at 4 per cent. The extra interest on the Rs. 15 lakhs raised or to be raised at 6 per cent. has been taken into account. The loss anticipated in 1916 was Rs. 20·75 lakhs whereas most of the plots having actually been let at higher rates it is now anticipated that there will be a profit of roughly Rs. 15·25 lakhs.

7. In Sion-Matunga the money spent on acquisition was practically all raised at 4 per cent. but that to be spent on works will have to be raised at 6 per cent. A very rough but very considerable allowance of 40 per cent. has been made on the original estimates for increased cost of works and it has been assumed that the land will be disposed of at a higher average rate of Rs. 9 within a shorter period of 10 years as against 30 years anticipated in 1916.

8. In Parel (Scheme 31) practically all the money was raised at 4 per cent. only, about Rs. 13 lakhs being raised at 6 per cent.; here also the rates actually obtained for land have been better than was anticipated in 1916 and I think that forecast taking into account temporary revenue and produced on proper lines will actually shew a further reduction in the loss now anticipated.

9. As already stated it has not been possible in the short time at my disposal to give even approximate results for the two Parel widening schemes, Sydenham Street & Nowroji Hill. But I am definitely of opinion that the estimated profit and loss on these schemes can safely be taken as in the 1916 forecast. Reasons are as follows :—

In the two Parel Schemes there have been many settlements whereby only parts of properties have been taken and the original estimates of cost of acquisition have thereby been upset—there will also be less land to dispose of and in order to put forward even approximate figures it would be necessary to examine and entirely recast the estimates—it may however be taken for certain that the loss of Rs. 76·91 lakhs anticipated in the 1916 forecast will be reduced so it will be on the safe side to retain the 1916 figure.

In the case of Sydenham Street (Scheme 37) it has not been possible to proceed beyond the stage of acquisition the bulk of money for which was raised at 4 per cent. The building must be allowed to remain standing for some considerable time to come which will result in an increase of temporary revenue (an important item in this case) and the rates per square yard to be obtained for the surplus land will be considerably above those estimated when the scheme was prepared in 1911. The loss on this scheme will certainly not be more and will probably be much less than that (Rs. 73·72 lakhs) anticipated in the 1916 forecast.

In the case of Nowroji Hill (Scheme 29) the major portion of the hill is still covered with buildings and it will not be possible to demolish many of them until the new chawls have been erected in Mazagon the flat land is occupied by temporary godowns the leases of which will expire between 1921 and 1928 and it will then be possible to put that land on the market. All the property was purchased with money raised at 4 per cent. The loss on interest and sinking fund charges will probably be increased owing to delay in disposal but on the other hand the rate per square yard to be obtained for the land when it becomes available will be considerably in excess of that estimated in 1916 and it may be assumed that the loss on the scheme which was then estimated at Rs. 18·79 lakhs will be reduced.

10. Summarising the above I think it may safely be assumed that the betterment in the seven schemes for which figures have been given will be at least as follows :—

		Rs.	
Princess Street	(Scheme 2)	3·50	lakhs.
Sandhurst Road	(Scheme 3)	30·00	,,
Mandvi-Koliwada	(Scheme 8)	2·25	,,
West Agripada	(Scheme 11)	3·50	,,
Dadar-Matunga	(Scheme 5)	36·00	,,
Sion-Matunga	(Scheme 6)	11·00	,,
Parel	(Scheme 31)	7·50	,,
	Total Rs.	93.75	lakhs better than assumed in 1916 forecast.

11. When the 1916 forecast was prepared it was found that the completion of then programme would involve borrowing to the extent of Rs. 220 lakhs; it was also then assumed (*vide* printed forecast) that this capital would be raised by the issue of 4 per cent. loans at a discount of about 10 per cent. and that the net amount so obtained would be Rs. 200 lakhs which would be spread over a period of eight years and would be sufficient to complete the programme. The annual charge for interest at 4 per cent. and sinking fund on the 3 per cent. table would have amounted to Rs. 10·142 lakhs; if we now borrow at 6 per cent. and calculate the sinking fund charges on the 4½ per cent. table the annual charges (on Rs. 200 lakhs only as we may assume borrowing at par) will amount to Rs. 12·760 lakhs, *i.e.*, an excess of Rs. 2·618 lakhs over the figure contemplated in 1916 but part of this excess, namely Rs. 1·32 lakhs has been already taken into account in my figures in estimating the betterment in those schemes (5, 6 and 31) which are partly to be financed by money borrowed at 6 per cent. If therefore we deduct Rs. 1·32 lakhs from the total excess it is seen that we must allow for increased annual interest on loans and sinking fund charges amounting to Rs. 1,29,800. It was assumed in 1916 as already mentioned that the Rs. 200 lakhs would be raised by instalment within a period of 8 years. We can therefore assume for the purposes of estimate that this is equivalent to the whole of the loan being raised in a lump sum at the end of the fourth year and the value of the liability in 1916 to pay the extra annual Rs. 1,29,800 was Rs. 25,10,200, and this sum therefore must be deducted from the margin of Rs. 122 lakhs as found in 1916. The revised margin as in the year 1916 must therefore be taken at Rs. 96·90 lakhs plus Rs. 93·75 lakhs (*vide* para. 10), making a total of Rs. 190·65 lakhs.

12. It is on this Rs. 190.65 lakhs that the Trust have to draw to meet the losses on scheme sanctioned since 1916, but inasmuch as all these schemes will have to be carried out with money borrowed at 6 per cent. the Rs. 190·65 lakhs must be reduced from a 4 per cent. to a 6 per cent. basis and becomes Rs. 127·10 lakhs.

13. There are two other main items which can with safety be added—they are the increased value of the Municipal Contribution and the saving on sinking fund charges on loans issued between 1906 and 1916. The Municipal Contribution this year is better than estimated for in 1916 by about Rs. 4,16,000 and as this betterment may be assumed to continue its capital value on a 6 per cent. basis may be put at Rs. 69·3 lakhs. The sinking fund charges on the Rs. 3·18 crores raised since 1905 have been calculated on a 3 per cent. basis whereas Government (Order No. 8153, dated 27th September 1919) now allow us to invest on a 4½ per cent. basis—this means a saving of about Rs. 73,000 per annum which is equal to a capital sum on a 6 per cent. basis of about Rs. 11·5 lakhs. Adding these two sums to the amount previously arrived at it will be seen that the margin of Rs. 122 lakhs on a 4 per cent. basis as on 1st April 1916 becomes on revision as above explained a margin of Rs. 208 lakhs on a 6 per cent. basis as to date—say on 1st April 1920.

14. As requested I have also revised all the schemes sanctioned since 1916 and recalculated the results on the assumption that all capital will be borrowed at 6 per cent. and that the programme of expenditure will be at the accelerated rate shewn in the statements attached to Trustes Resolution No. 499, dated the 11th November 1919. The only difference made in the estimates is that the rooms in the chawl schemes have been taken to cost Rs. 1,200 instead of Rs. 1,000 each.

The losses on a 6 per cent. interest basis are as follows:—

Housing Schemes.

	Rs.	
Mazagaon	13·81	lakhs.
Foras Road	15·55	„
Love Lane	12·05	„

Improvement Schemes.

Kolbhatwadi	12·10	,,
Sewri-Koliwada	1·75	,,

Extension Schemes.

Worli	21·49	,,
Worli Extension	7·02	,,
Fergusson Road	2·71	,,
Sewri-Wadala	24·45	,,
Naigaum	9·05	,,
Dharavi	16·44	,,
	Rs. 136·42	lakhs.

15. It will thus be seen that as a result of this rough calculation there is a margin of about Rs. 72 lakhs ; this will probably be considerably increased by reason of saving on Schemes 43 & 47 (Parel Road Widening Schemes) and Scheme 37 (Sydenham Street) and there will be smaller increases on some of the estates which have not been gone into.

Appendix O-6.

Considered the following : —

ENGINEERS PROPOSALS FOR REVISION OF ESTABLISHMENT
(BOARD'S PROCEEDING'S OF 29 JULY 1919).

Letter from the Engineer, No. 5271, dated 22nd July 1919 :—

"With reference to our conversation on the morning of the 21st instant about the staff required to carry out the greatly increased work due to the large Schemes which have been recently sanctioned by the Board, I have the honour to forward herewith a statement of what I consider the minium extra staff essential, based on the following assumptions :—

(1) that a sufficient area of land will be available on which to start work in January or February next ;

(2) that the Board wish to have the works of all these schemes completed within four years from the 1st of January 1920 ; and

(3) that the Board are willing to provide the plant necessary for the economic working out of the various schemes.

Firstly, the staff which will be required by the end of August next in order to commence the preparation work of these schemes will be as follows :—

3 overseers who must be really efficient surveyors well up in the use of Theodolite and level. I would suggest that their pay should be Rs. 150 per mensem each.

3 overseers with the same qualifications, but with less experience than the above on, I would suggest, Rs. 100 per mensem each.

30 chainmen and staffmen on Rs. 20 per mensem each.

3 really good draughtsmen on Rs. 70 per mensem each.

2 estimators who must be thoroughly conversant with plans and the methods of taking out quantities from the plans, one I would suggest on a salary of Rs. 100 per mensem and the other on a salary of Rs. 70 per mensem.

All the above should be ready to commence work at the latest by the 1st of September

Secondly, as regards the staff required for the carrying out of the works, the following is what I consider the minimum requirement :—

1 Dy. Engineer who should have the following qualifications which I divide under 2 heads, *viz.*, essential and desirable.

Essential—

(*General*)—(a) He should be a man with a considerable experience of management of labour—one who is able to deal firmly but good humouredly with those under his control. He should be tactful and have thorough knowledge of details of construction. He should possess a capacity for economic organisation and be able to arrage all the details of the work with regard to its being expeditiously carried out.

(b) His age should not be less than 27 nor more than 35.

(*Technical*)—(c) He should have had experience of a Resident Engineer, Assistant Resident Engineer or a Contractors' Engineer in connection with large public works. He should understand the use and management of mechanical excavators and other modern methods of economically dealing with the shifting of large quantities of material.

Desirable.—(d) He should preferably have some knowledge of dealing with Eastern labour. A certain amount of experience of work in tidal water would be of advantage, though this is not essential.

I would suggest that the salary of this officer should be Rs. 1,000-50-1,200 per mensem with travelling allowance of Rs. 100 per mensem or if he keeps a motor, of Rs. 150 per mensem.

It should be possible to find a man having these qualifications in the Army at the present time as the majority of young civil engineers joined up early in the war and many of them have not been demobilized in India.

3 Assistant Engineers will also be required, two on scheme works and the third to take charge of the enlarged workshop.

I would suggest that the salary of the first two should be Rs. 300-50-450 with Rs. 50 travelling allowance and of the third Rs. 300-25-400 with Rs. 50 travelling allowance.

There should in addition be 3 senior overseers on Rs. 150-25-250 and 3 junior overseers on Rs. 100-20-160.

A Head Fitter will be needed on Rs. 100-20-160.

I can find suitable men for one of the Assistant Engineer's posts and for the Head Fitter's post from my present staff, but the others will have to be found from outside.

On the above assumptions the staff should be ready for work by January 1920. These works will of course necessitate a very large increase in plant and machinery inside the workshop and outside ; they will also necessitate a new site for the workshop which must be very much larger than that which exists at present.

In addition to the above superior staff a certain number of pay-clerks, accounts clerks and correspondence clerks will be necessary. Details of these can be gone into at a future time. Roughly there will be required 3 additional pay-clerks and 6 other clerks.

The provinsion of additional office accommodation is another matter in this connection which must be considered at once."

The Chairman mentioned that the Land Manager had also asked for additional establishment, immediately, in anticipation of a general revision of the whole establishment (a question which the Board would probably have to take up before the close of this year) and that some small increases would also be immediately required in the Secretary's department, he thought it would be desirable to consider the whole question of revision of establishment.

It was resolved—

RESOLUTION No. 348.—The Finance Committee should consider the whole question of revision of establishment with special reference to the increased acquisition, development and construction work done and expected to be done by the Board and submit a report. The scales of conveyance allowances allowed should also be considered at the same time.

(*Board's Proceedings of 20th August* 1919.)

Read the following Report of the Finance and Establishment Committee, No. 14, dated 15th August 1919, *re* revision of establishments :—

We have considered, with reference to Trustees' Resolution No. 348 of the 29th July 1919, the question of revision of the scheduled establishment.

2. We submit herewith a proposition statement for the establishment of the Engineer's Department, excepting the menial section, showing the present and proposed scales. It will be seen that the net result is an increase of Rs. 9,449 under 'permanent' and a decrease of Rs. 497 under temporary.'

3. We recommed that the revised scale now proposed may be sanctioned with effect from 1st September 1919, the funds required this year being ordered to be provided in a supplementary budget.

4. Our proposals for the revision of the establishment in the other Departments and in the menial section of the Engineer's Department and with regard to the scale of conveyance allowances will be submited separately.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

Statement of proposition for revision of establishment—Engineer's Department.

Present Scale.				Proposed Scale.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
		Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	
1	Trust Engineer	1,250-50-1,500	1,417	1	Trust Engineer	1,500-50-1,800	1,683	+ 266		
	Superior Engineer Officers.				*Superior Engineer Officers.*					
1	Architect	650–50–1,200	925	2	Deputy Engineer and Architect	1,200-50-1,500	2,767			
1	Assistant Engineer	600–50–800	744	1	Senior Assistant Engineer	650–50–800–50–1200	879			Efficiency block after 800.
1	Do.	450–50–600	567							
1	Do.	300–50–450	417	5	Assistant Engineers	350–50-2–450–50–600	2,215			Do. do. 450.
4			2,653	8			5,861	+ 3,208		
	Upper Subordinates (Permanent).				*Upper Subordinates (Permanent).*					
1	Sub-Engineer	225–25–300	283	3	Sub-Engineer	225–15–300	825			
2	Overseers	150–10–200	367	34	Overseers (including 1 Garden Supervisor and 1 Head Fitter.)	80–10–150–10–200	4,522			Do. do. 150.
1	Overseer	125–5–150	142							
1	Do.	100–5–150	133							
2	Overseers	100–5–135	237							
6	Overseers, Surveyors and Building Inspectors.	75–5–100	550							
	Local allowances	....	113							
13			1,825	37			5,347	+ 3,522		
	Upper Subordinates Temporary.									
1	Overseer	75–5–100	92							
1	Sub-Overseer	60–4–80	73							
1	Supervisor of Gardens	60–4–80	73							
1	Sub-Overseer	45–3–60	55							
	Local allowance	....	37							
4			330						—330	

Statement of proposition for revision of establishment—Engineer's Department.—*contd.*

Present Scale.				Proposed Scale.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
	Drawing Branch (Permanent).	Rs.	Rs.		*Drawing Branch (Permanent).*	Rs.	Rs.	Rs.	Rs.	
1	Head Draftsman	130–10–200	169	1	Head Draftsman	150–20–200	183			
2	Draftsmen	80– 5–120	203	9	Draftsmen	60–10–100	909			Efficiency block after 100.
1	Draftsman	60– 5– 80	76			10–130				
	Local allowance	....	42							
4			490	10			1,092	+ 602		
	Drawing Branch (Temporary).									
3	Tracers	35–5–50	139							
	Local allowance	....	28							
3			167						—167	
	Clerical Staff (Permanent).				*Clerical Staff (Permanent).*					
1	Head Clerk and Accountant	150–10–200	188	1	Head Clerk	200–10–250	238			
1	Deputy Head Clerk	100–10–150	138	2	Accountant and Deputy Head Clerk	125–5–175	304			
1	Deputy Accountant	100–5–125	119							
2	Clerks	80–4–100	190							
5	Do.	60–4–80	375							
8	Do.	45–3–60	450			40–3–70				
4	Do.	30–3–45	165	41	Clerks	5–100	3,116			Do. " and 100.
	Local allowance	....	182			5–125				
22			1,807	44			3,658	+1,851		
51			8,689	100	Grand total	....	17,641	+9,449	—497	

With regard to the pay of the Architect Mr. Cowasji Jehangir moved that the present scale of pay should continue.

The amendment on being put to the vote was *lost.*

Sir Lawless Hepper was of opinion that the proposed staff would not be adequate and referred to the delay in the case of the Dadar-Matunga works. He said that each large work (or group of works) should be under the charge of a qualified Executive Engineer and that the staff should be separately fixed for each unit.

After discussion it was resolved—

RESOLUTION NO. 373.—The report is adopted subject to the modification that the rate of pay for Assistant Engineers should be Rs. 350-25—450-50—600.

2 The sanction of Government should be obtained for the revision of the Engineer's pay under Section 93 (1) of the Act.

3. The Board are of opinion that a separate temporary executive and office staff should be employed for each large scheme (or other large unit), a suitable establishment being proposed for sanction as work on each scheme is started.

(*Board's Proceedings of 2nd September* 1919.)

Considered the following letter from the Engineer, No. 6314, dated the 28th August 1919 :—

" With reference to Trustees' Resolution No. 373 of the 20th instant, I have the honour to point out that in all my proposals the intention has been that each large work or group of smaller works should be separately staffed and the Officer-in-charge fully responsible under the Engineer for all details carrying out of the work and for the efficiency with which the work is done.

The Chief Engineer would of course remain responsible to the Board for the speed, economy and efficiency with which the works are carried out. The reasons for having a permanent staff are that it is more easy to obtain good men if the posts have a promise of reasonable permanency. At the same time there is no question of keeping of men of doubtful efficiency merely because they happened to be on the Permanent Establishment; six months' notice will in all cases enable them to be got rid of and usually a much shorter notice will suffice.

I would further point out that since writing my report, which was written as a matter of urgency in order that it should be placed before the Board at once, a considerable number of fresh works, which I am told, are to be carried out almost immediately, have been added to the programme. Under the circumstances the staff asked for will certainly not be adequate and I would recommend for favour of sanction three new additional appointments of Assistant Engineers, 2 in the senior class (650-1,200) and 1 in the lower class (350-600) One of the men in the senior class should be started on Rs, 1,000 and the man in the lower class on Rs. 500.

RESOLUTION NO. 392.—The proposed three additional appointmets of Assistant Engineers (two of them in the senior class) are sanctioned with effect from 1st September 1919 and the necessary addition should be made to the schedule.

2. The Engineer's proposal to fill up immediately the posts of Deputy Engineer and 3 Assistant Engineers is also approved.

Considered, in continuation of Trustees' Resolution No. 373 of 20th August 1919, the following :—

(*a*) Letter from the Trust Engineer, No. 8910, dated 4th December 1919 :—

"I have the honour to request the favour of your sanction to an additional post of a senior clerk in the grade of 125-5-175 in addition to the staff sanctioned for this department under Trustee's Resolution No. 373 of 20th August 1919 and to my appointing Mr. Rustomji Shapoorji, my present record-keeper, in the appointment allowing him to start on Rs. 150 in the grade from 1st December 1919.

Mr. Rustomji under the new scheme is responsible for all the records both correspondence and plans also the inward and outward registering and despatch of correspondance, &c. ; he is at present in the grade of 40-125 drawing Rs. 115. This pay in comparison to the additional work that has been thrown upon him since the re-organization, is not adequate, and in order to make him stick to the job, it is but right that he should be properly paid to maintain the efficiency of this office."

RESOLUTION NO. 579.—The Board sanction the adddition of one post on Rs. 125-5-175 and the abolition of one on Rs. 40-125 in the Engineer's clerical establishment with effect from 1st December 1919.

(b) LAND MANAGER'S, ESTATE AGENT'S AND SECRETARY AND CHIEF ACCOUNTANT'S DEPARTMENTS.

(*Proceeedings of the Board dated 2nd September* 1919).

Considered the following Report of the Finance and Establishment Committee, No. 16, dated 27th August 1919, *re* revision of establishments :—

In continuation of our Report No. 14, dated the 15th August 1919, with regard to the Engineer's establishment we beg to submit the following further report with regard to the establishment of the other Departments of the Trust excepting the menial staff.

With regard to the Land Manager's and Estate Agent's Departments it was decided to recommend, in view of the amount of additional work involved, and the necessity of carrying it out as quickly as possible, that three Deputy Land Managers should be appointed who could be placed in independent charge of schemes and whose reports should, in ordinary cases, go direct to the Chairman. The pay recommended for these officers is Rs. 1,200—50—1,500. The Land Manager should be the head of the Department and should have administrative control over the Deputy Land Managers and it is recommended that his pay should be fixed at Rs. 1,500—50—1,800, and that in view of Mr. Bharucha's services to the Board he should be promoted at once to Rs. 1,800.

It is recommended that six Assistant Land Managers should be appointed on Rs. 750—50—1,000. Two will be required to work under the Land Manager. The three Deputy Land Managers will require one each, and one is needed to assist the Estate Agent.

It is not proposed that all these appointments should be made at once. They represent the maximum number which in the opinion of the Committee will be necessary.

It is proposed to raise the maximum number of valuers to six—one for each Assistant Land Manager.

The subordinate staff recommended is as shown in the schedule.

It is recommended that the establishment should be described as permanent, in order that the members of it may have the benefit of the Provident Fund and Leave Rules. It will of course be understood that no larger establishment will at any time be retained than is necessary to carry on the work.

With regard to the Office of the Secretary and Chief Accountant it is recommended that the pay of the post of Secretary and Chief Accountant, whose accounts work will be of great and increasing importance, should be Rs. 800—50—1,200, and, in the opinion of the majority of the Committee, the post should not be held by a man who is not either a Chartered Accountant or an Incorporated Accountant. The Hon'ble Mr. Sethna and the Hon'ble Mr. Mehta were of opinion that it should not be held to be *essential* that the Secretary and Chief Accountant should be a Chartered Accountant or Incorporated Accountant though they agreed that it was desirable.

It is recommended that there should be two Superintendents on Rs. 300—20—400, one of whom should be in immediate charge of the Accounts Branch and the other in immediate charge of the Secretariat Branch.

With regard to the subordinate staff the recommendations made in the case of the Estate Agent's and Land Manager's establishments apply.

Proposition statements showing the present and proposed scales in the Land Manager's, Estate Agent's and Secretary and Chief Accountant's Departments, excepting the menial sections, are attached.

Statement of proposition for revision of establishment—Land Manager's and Estate Agent's Departments.

Present Scale.				Proposed Scale from 1st September 1919.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
	Heads of Departments.	Rs.	Rs.		*Heads of Departments.*	Rs.	Rs.			
1	Land Manager	1250–50–1500	1,417	1	Land Manager	1500–50–1800	1,683			
1	Estate Agent	2000–50–2250	2,167	1	Estate Agent	2000–50–2250	2,167			
2			3,584	2			3,850	266		
	Superior Officers.				*Superior Officers.*					
1	Deputy Land Manager	800–40–1000	933	3	Deputy Land Managers	1200–50–1500	4,150			Deputy Land Manager's post was ordered to be kept vacant.
1	Assistant Land Manager	600–50–800	744							
1	Do. do.	500–50–800	683							
1	Do. do.	450–50–800	644	6	Assistant Land Managers	750–50–1000	5,500			
4			3,004	9			9,650	6,646		
	Upper Subordinates (Permanent).				*Upper Subordinates (Permanent).*					
3	Valuers	150–10–200	1,283	6	Valuers	300–30–450	2,400			
1	Head Surveyor			1	Head Surveyor	200–25–300	272			
3	Estate Superintendents			5	Estate Superintendents	150–10–200	918			
..	Local allowance	....	64							
7			1,347	12			3,590	2,243		
	Upper Subordinates (Temporary).				*Upper Subordinates (Temporary).*					
1	Overseer	110–4–130	123	1	Overseer	110–5–140	129			
..	Local allowance	....	6							
	Lower Subordinates (Permanent).				*Lower Subordinates (Permanent).*					
3	Surveyors	60–5–80	223	7	Surveyors	60–5–100	560			
2	Do.	60–4–80	146	5	Do.	60–4–80	365			
1	Building Inspector	60–4–80	73	1	Building Inspector	70–4–90	83			
1	Sanitary do.	70	70	1	Sanitary do.	80	80			
1	Surveyor	50	50	3	Chawl Superintendents	70	210			
1	Do.	45–5–50	49	3	Inspectors	40–3–70	165			
3	Inspectors	35–5–50	140							
3	Chawl Superintendents	60	180							
..	Local allowance	....	133							
15			1,064	20			1,463	399		

Land Manager's and Estate Agent's Departments—*contd.*

Present Scale.				Proposed Scale from 1st September 1919.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
	Lower Subordinates (Temporary).	Rs.	Rs.		*Lower Subordinates (Temporary).*	Rs.	Rs.			
1	Inspector	50	50	4	Measurers	40–3–70	275			Rent Collectors will continue to draw commission also.
4	Measurers	35–3–50	180	1	Inspector					
11	Rent Collectors	30	330	11	Rent Collectors	40	440			
..	Local allowance	....	112							
16			672	16			715		43	
				....						
	Office Staff—Clerical (Permanent).				*Office Staff—Clerical (Permanent).*					
1	Head Clerk and Accountant	150–10–200	188	1	Head Clerk and Accountant	200–10–350	238			
4	2 Deputies and 2 Lease Clerks	100–5–125	476	5	Clerks (Senior)	125–5–175	760			
2	Clerks, 1st grade	80–4–100	190	34	Clerks (2 efficiency bars after 70 and 100)	40–3–70 5–125	2,584			
6	Clerks, 2nd grade	60–4–80	450							
7	Clerks, 3rd grade	45–3–60	394							
13	Clerks, 4th grade	30–3–45	536							
2	Draftsmen	40–4–60	110							
1	Tracer	30–3–45	41	4	Draftsmen	40–3–70	394			
..	Local allowance	....	292	3	Tracers					
36			2,677	47			3,976	1,299		
	Office Staff—Clerical (Temporary).				*Office Staff—Clerical (Temporary).*					
1	Court Clerk	80–4–100	95							
21	Clerks	35–3–50	971	22	Clerks	40–3–70	1,519			
4	Tracers	35–3–50	185	5	Tracers					
..	Local allowance	....	243							
26			1,494	27			1,519		25	
	Grand total	....	13,971		Grand Total	....	24,892	10,853	68	
								10,921		

Statement of proposition for revision of Establishment—Secretary's Department.

Present Scale.				Proposed Scale from 1st September 1919.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
		Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	
	Officers.				*Officers.*					
1	Secretary and Chief Accountant	500–50–800	683	1	Secretary and Chief Accountant	800–50–1,200	1,000	317		
	Clerical Staff.				*Superintending and Clerical Staff.*					
2	Head Clerk	150–10–200	375	2	Superintendents	300–20–400	750			
	Accountant									
1	Cashier	100–10–150	138	4	Head Clerks including 1 Cashier (1 Secretary's Office, 1 Audit and Accounts, 1 Revenue and 1 Cashier.	200–10–250	950			
3	Deputy Head Clerks (2)	100–5–125	356							
	Deputy Accountant									
2	Clerks, 1st grade	80–4–100	190	8	Senior Clerks and Auditors	125–5–175	1,216			
5	Clerks, 2nd grade	60–4–80	375	20	Clerks with 2 efficiency bars after 70 and 100	40–3–70 5–100 5–125	1,520			
9	Clerks, 3rd grade	45–3–60	506							
6	Clerks, 4th grade	30–3–45	248							
	Local allowance	....	228							
28			2,416	34			4,436	2,020		
	Grand Total ..		3,099		Grand Total ..		5,436	2,337		

Read also the following :—

(a) Note, dated 28th August 1919, by the Land Manager :—

Re : Deputy and Assistant Land Managers.

I have carefully reconsidered the above question in the light of the discussion that took place at the meeting of the Finance Committee on the 27th instant, and now beg to submit in this memo *in the interest of the Trust* a few suggetions for favour of your consideration.

2. These suggestions are based on the principle that *there should be an uniformity* in the data for valuing properties in different Schemes, both in settlement and contested cases. Any departure from this principle will be detrimental to the interest of the Trust, as data adopted by one Valuer in any one Scheme, may be brought against the Valuer in another Scheme, if such data be found favourable to the claimant in the latter case. This would lead to no end of confusion, and the only way to guard against this evil is to see that the data for all valuations are fixed by the Valuers in consultation with one superior, *viz.*, the Land Manager, and all settlement cases passed through him as heretofore.

3. The question then for consideration is whether it would be possible for the Land Manager to attend to this work. I have already stated before the Finance Committee that the Land Manager could attend to this work, if he is relieved of revenue work, which is at present in his charge in addition to acquisition work. I have once again carefully reconsidered this statement, and I find no justification for making any deviation from it. It is entirely possible to entrust the revenue work to one of the Assistant Land Managers. In the new Schemes, especially Worli and Dharavi, there is a large area of arable land, whose acquisition can be speedily effected, as soon as awards are made in a few cases.

The Land Manager keeps himself conversant with what is going on in the Acquiring Officers' Court by perusing its proceedings, copies of which are kept in his office records ; and the recent procedure adopted by the Court of substituting written reports examination and cross-examination of Valuers will further facilitate this work.

4. I therefore submit that the principle enunciated above that all acquisition work should be under the control of one Head, *viz.*, the Land Manager, and that he should be relieved of revenue work, should be rigidly adhered to in the interest of the Trust.

5. Assuming that the suggestion made in the preceding para. meets with your approvals, and is finally adopted, the proposal of engaging the services of 3 Deputy Land Managers and 6 Assistant Land Managers will require slight modification. These officers will do precisely the same kind of work. I do not believe that any outsider will do the work more efficiently than the two Assistant Land Managers who work with me at present. The distinction proposed to be kept in their designations is both invidious, and unnecessary. It is suggested therefore that 9 Acquiring Officers may be engaged as sugested by the Finance Committee, and they may be uniformly designated Assistant Land Managers or Deputy Land Managers as you may think fit. It seems to me that the former designation is more appropriate than the latter. At present attempts will be made to secure the services of 6 Assistant Land Managers one in charge of Worli Scheme, one in charge of Dharavi Scheme, one in charge of Wadala Scheme, one in charge of the proposed Naigaum Street Scheme, one in charge of the Schemes now in progress, and one in charge of revenue work.

6. And finally as regards the pay of each of these Assistant Land Managers, it is suggested that they may be fixed at Rs. 1,000-50-1,200 plus Rs. 100 conveyance allowance, having regard to the earnings of private practitioners. As these officers are to commence work at once, it is obvious that none but persons having local knowledge will be eligible for the post. It is no use securing the services from other parts of India, much less from Europe, as they would require 2 or 3 years to pick up local knowledge, and all that has been done in acquisition work during the last 20 years, before they can efficiently carry out acquisition work.

(*b*) Minute, dated the 28th August 1919, by the Chairman :—

I do not think it is any use asking the Committee to modify their proposals. The points raised by Mr. Bharucha will be placed before the Board when the matter comes up (his letter being printed in the agenda.)

I would note that I very much doubt if it would in practice be possible for Mr. Bharucha to do acquisition work himself at anything like the required speed, and if his statement in para 6 is accepted as correct it amounts to this : that no new acquisition officer without local experience will be of any use for the first two or three years. I appreciate the force of his contention in para. 2, and I think that we shall probably find that the best course will be to entrust all acquisition and revenue work to the Deputy Land Managers and their Assistants, and relieve Mr. Bharucha of all original work. both acquisition and revenue. All acquistion cases will then come to Mr. Bharucha for review, and this should give him quite enough work to do, and at the same time enable him to secure uniformity in valuation. He would of course be at liberty to deal personally with cases which in his opinion presented exceptional difficulties.

After discussion it was resolved—

RESOLUTION No. 391.—The report is adopted subject to the proviso that the Board are of opinion that the Secretary should not necessarily be a Chartered or an Incorporated Accountant but should preferably have these qualifications.

(c) MENIAL ESTABLISHMENT.

(*Proceedings of the Board of 23rd September* 1919.)

Considered the following Report of the Finance and Establishment Committee, No. 18, dated 5th September 1919, *re :* revision of the menial establishment :—

In continuation of our report No. 16, dated 27th August 1919, we beg to submit the following further report with regard to the menial staff :—

We are of opinion that a peon's total emoluments should be fixed at Rs. 22 rising to Rs. 24 (instead of at Rs. 20 to Rs. 22). War allowance should be reduced to Rs. 3, house rent might continue at Rs. 4, and the balance should be the new pay. Boy peons should continue to draw the same total remuneration of Rs. 12 to Rs. 15 as at present.

The local (duty) allowance of Rs. 2 each now drawn by the peons in the cash and record branches should be abolished, the requisite number of additional posts of Naiks (on the new pay) being substituted.

A proposition statement showing the present and proposed scales of the menial establishments is attached and we recommend that the revised scales should be given effect to with effect from 1st September 1919.

Statement of proposition for revision of menial establishment.

Present Scale.				Proposed Scale.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
	Engineer's Department (Permanent).	Rs.	Rs.		*Engineer's Department (Permanent).*	Rs.	Rs.	Rs.	Rs.	
1	Havildar	15-½-16	16	1	Havildar	21-½-23	22			
1	Naik	13-½-14	14	4	Naiks	18-½-20	75			
12	Peons (including 1 hamal)	11-½-13	144	13	Peons (including 1 hamal and ramoshi)	15-½-17	205			
4	Boy peons	7 to 10	36	4	Boy peons	9 to 12	44			
1	Ramoshi (consolidated pay)	15-8-0	16		House rent allowance for 18 men	4	72			
	Local allowance (duty allowance) to cash and record peons	....	4		War allowance to 22 persons	3	66			
	House rent allowance for 14 men	4	56							
	War allowance for 18 persons	5	90							
19			376	22			484	+ 108		
	Engineer's Department (Temporary).				*Engineer's Department (Temporary).*					
2	Peons	11-½-13	24							
5	Lascars	11-½-13	60							
	House rent allowance for 7 men	....	28							
	War allowance for 7 men	....	35							
7			147			....	..	..	—147	
	Land Manager's Department (Permanent).				*Land Manager's Department (Permanent).*					
1	Havildar	15-½-16	16	1	Havildar	21-½-22	22			
1	Naik	13-½-14	14	3	Naiks	18-½-20	56			
25	Peons	11-½-13	300	25	Peons	15-½-17	394			

Statement of proposition for revision of menial establishment.—*contd.*

Present Scale.				Proposed Scale.				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
		Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	
	Local allowance (duty allowance) to cash and record peons	....	4		House rent allowance for 29 men	....	116			
	House rent allowance for 27 men	....	108		War allowance for 29 men	....	87			
	War allowance for 27 men	....	135							
27			577	29			675	+98		
	Land Manager's Department (Temporary).				*Land Manager's Department (Temporary).*					
4	Peons	11-½-13	48	4	Peons	15-½-17	63			
59	Lascars	11-½-13	708	84	Lascars	15-½-17	1,323			
1	Police Ramoshi (consolidated pay)	15-8-0	16		House rent allowance for 88 men	....	352			
	House rent allowance for 63 men	....	252		War allowance for 88 men	....	264			
	War allowance for 63 men	....	315							
64			1,339	88			2,002		+ 663	
	Secretary's Department (Permanent).				*Secretary's Department (Permanent).*					
1	Havildar	15-½-16	16	2	Havildar	21-½-23	44			
1	Naik	13-½-14	14	2	Naiks	18-½-20	38			
12	Peons (including 2 hamals)	11-½-13	144	12	Peons (including 2 hamals)	15-½-17	189			
4	Boy peons	7 to 10	36	4	Boy peons	9 to 12	44			
	Local allowance (duty allowance) to cash and record branches	....	4		House rent allowance for 16 men	....	64			
	House rent allowance for 14 men	....	56		War allowance for 20 persons	....	60			
	War allowance for 18 persons	....	90							
18			360	20			439	+79		
135	Total ..	....	2,799	159	Total ..	....	3,600	+285	+516	

RESOLUTION No. 424.—The report is adopted.

(*Proceedings of the Board of 21st October* 1919.)

Considered the following :—

Letter from the Trust Engineer, No. 7343, dated 7th October 1919 :—

Ten additional peons on permanent establishment.

"I have the honour to request the favour of your moving the Board to sanction ten additional appointments of peons on the permanent establishment of this Department as the present staff sanctioned under Trustees' Resolution No. 424 of 23rd September 1919 is quite insufficient for the requirements of this Office.

2. This additional staff is chiefly required in connection with the new appointments of Engineers which the Board have recently sanctioned.

3. It is also intended to give each of the four pay clerks one peon instead of a laskar as at present (on Works Establishment).

RESOLUTION No. 471—Sanctioned.

(*Proceedings of the Board of 6th January* 1920.)

Considered the following :—

Letter from the Land Manager, No. 19017, dated 8th December 1919 : —

"I have the honour to request the favour of your obtaining the Board's sanction to the additional appointments of 5 peons and 5 lascars, the former on the permanent and the latter on the temporary establishment, for the new Assistant Land Managers. These menials will, of course, be employed as the Assistant Land Managers are appointed from time to time."

RESOLUTION No. 12.—Sanctioned.

WAR ALLOWANCE TO THE SUBORDINATE STAFF IN SUPERIOR SERVICE.

(*d*) (*Proceedings of the Board of 14th October* 1919.)

Considered the following Report of the Finance and Establishment Committee, No. 20 dated 6th October 1919.

"With reference to Trustees' Resolution No. 348, dated the 29th July 1919, and in continuation of our report No. 18, dated the 5th September 1919, we beg to say that we have considered the question of the rates of war allowances to be granted to subordinates in superior service.

2. We are of opinion that all subordinates drawing salaries of not more than Rs. 200 per mensem in permanent, temporary or works establishments should for the present, be allowed from 1st September 1919, war allowance at a *uniform* rate of Rs. 20 and we beg to recommend accordingly.

3. We also recommnd that every subordinate drawing salary of over Rs. 200 but less than Rs. 220 should be allowed as war allowance, the difference between the latter amount and his actual salary.

4. We understand that the Chairman, in fixing the new initial pay under the revised scales, will take into account the reduction of war allowance which will now be effected in some cases and fix suitable initial pay in such a way that the total remuneration will not be reduced by effect being given to our present recommendation.

5. The war allowance at 25 per cent. of the monthly earnings sanctioned to job workers in Trustees' Resolution No. 163 of 15th April 1919 may continue."

RESOLUTION No. 450.—The report is adopted.

(*Proceedings of the Board of 6th January* 1920.)

RESOLUTION No. 7.—The Board sanction, with effect from 1st September 1919, war allowances to all their *subordinates* in *superior* service (on the scheduled staff and on works establishments), whether on duty in substantive or officiating appointments or absent on leave with allowances whose rates of salary are below Rs. 220 per mensem, at the following revised monthly rates, subject to the condition that the total rate of salary and war allowance together to be drawn by any such subordinate should not exceed Rs. 220 per mensem for any period :—

	Monthly rate.
While on duty or on privilege leave ..	Rs. 20
During absence on 'long' leave—	
(*a*) on half of the pay or of the average salary	„ 10
(*b*) on quarter of the pay or of the average salary	„ 5

Considered, in continuation the following Report of the Finance and Establishment Committee, No. 22, dated 17th October 1919 :—

CONVEYANCE ALLOWANCE TO OFFICERS AND SERVANTS OF THE BOARD.

(*Proceedings of the Board of 21st October* 1919.)

"In continuation of our Report No. 20, dated 6th October 1919, we beg to submit our recommendations with regard to conveyance allowances to be allowed to the officers and servants of the Board.

2. The attached statement shows the present conveyance allowances and those now proposed by us for sanction.

3. We recommend that the revised scale of permanent conveyance allowances may be sanctioned with effect from 1st September 1919, under Section 90 of the Act."

Designation.	New pay.	Present scale.	Proposed scale from 1st September 1919.
	Rs.	Rs.	
Officers.			
1. Trust Engineer.. ..	1,500—1,800	180 (*a*)	If the officer maintains a motor car Rs. 150 (this will be Rs. 180 in the case of the Engineer).
2. Estate Agent	2,000—2,250	100	
3. Land Manager	1,500—1,800	*Nil*	If the officer maintains a horse and carriage Rs. 75.
4. Deputy Engineer ..	1,200—1,500	New.	
5. Architect	1,200—1,500	150(*a*)	If the officer maintains a motor cycle Rs. 50.
6. Sr. Assistant Engineers	650—1,200	150(*a*)	
7. Deputy Land Managers	1,200—1,500	New.	Conveyance certificates stating the nature of the conveyance maintained should be submitted by the officers every month.
8. Assistant LandManagers	750—1,000	50	
9. Assistant Engineers ..	350—600	50	Rs. 50. (No particular class of conveyance to be prescribed and no certificate to be necessary.)

(*a*) For motor car.

Designation.	New pay.	Present scale.	Proposed scale from 1st September 1919.
Upper Subordinates.			
10. Valuers	300—450		Rs. 30 to be increased to Rs. 50 in case the officer keeps a motor cycle and certifies accordingly. The Chairman may decide in the case of an officer of this class who is appointed by him whether he should keep a motor cycle or not.
11. Head Surveyor ..	200—300		
12. Estate Superintendents	150—200	30	
13. Sanitary Inspector ..	80 (*c*)		
14. Sub-Engineers	225—300	50 (*b*)	
15. Overseers .. .. (excluding head fitter) .	80—200	One draws Rs. 50 (*b*) and the rest Rs. 15	
Lower Subordinates. (Land Manager's Department.)			
16. Surveyors	60—100		
17. Inspectors	40—70	15	Rs. 15.
18. Temporary Measurers .	40—70		

(*b*) For motor cycle (only one Sub-Engineer formerly).
(*c*) Has extensive travelling work.

Mr. Haigh proposed—

" That the allowance for keeipng a motor cycle should be Rs. 75 and not Rs. 50. "

This proposition on being put to vote was lost.

After discussion it was resolved—

RESOLUTION No. 468.—The report is adopted with the modification that the conveyance allowances now sanctioned are to cover travelling allowance for all journeys made in the Town and Island of Bombay.

1. The Estate Agent and the Deputy Land Managers are allowed time till 31st January 1920 to provide themselves with one of the conveyances now prescribed and till that date, the Estate Agent may draw his present allowance of Rs. 100 and the Deputy Land Managers Rs. 50 each.

(*f*) ADVANCE FOR PURCHASE OF MOTOR CYCLES.

(*Proceedings of the Board of 18th November* 1919.)

Considered the following note by the Secretary, dated 12th November 1919 :—

" Now that the Board have included motor-cycles under conveyances to be kept by their officers, it is necessary to frame rules for the grant from Trust funds, of advances for the purchase of motor-cycles.

2. The following draft rules (which have been drafted on the lines of the rules prescribed by Government for their officers) are submitted for approval :—

(*i*) That the advance is given only when the Board or the Chairman, in the case of an officer the pay of whose appointment does not exceed Rs. 300, considers that it is the interest of the Trust that the officer should use a motor-cycle in the discharge of his duties.

(*ii*) That the amount of the advance does not exceed Rs. 1,000.

(*iii*) That the recovery is made by deducting monthly instalments equal to one-twenty-fifth part of the advance from the salary of the officer or subordinate concerned.

(*iv*) That except when an officer proceeds on long leave, or retires from the service, or is transferred to an appointment the duties of which do not render the possession of a motor-cycle necessary, the previous sanction of the Board is necessary to the sale by him of a cycle which has been purchased with the aid of an advance which has not been fully repaid. If an officer wishes to transfer such a cycle to another officer who performs duties of a kind that renders the possession of a motor-cycle necessary, the Board may permit the transfer of the liability attaching to the cycle to the latter officer, provided that he records a declaration that he is aware that the cycle transferred to him remains subject to the mortgage bond and that he is bound by its terms and provisions.

(*v*) That in all cases in which a cycle is sold before the advance received for its purchase from the Board has been fully repaid, the sale proceeds must be applied so far as may be necessary, towards the repayment of such outstanding balance.

Note 1.—Officers drawing the advance will be required to execute a mortgage bond in form *appended herewith.

Note 2.—The whole of the advance must *in any case* be recovered within 25 months from the month following that in which it is made."

RESOLUTION No. 521.—Advances for purchase of motor cycles by officers and subordinates of the Board may be allowed on the conditions suggested in the Secretary's note with the modifiaction that the maximum limit of the advance be Rs. 2,000 and not Rs. 1,000 as proposed.

2. Advances should be sanctioned by the Board in each case.

Appendix O-7.

Grant of Gratuities to the Trust Permanent Staff (Seperior and Inferior.)

(*Board's proceedings dated 22nd July* 1919.)

Read the following Report No. 8, dated 6th June 1919, of the Finance and Establishment Committee :—

With reference to Trustees' Resolutions Nos. 238 and 239, dated the 27th May 1919, we have considered the question of granting gratuities to the Trust Permanent Staff (Superior and Inferior.)

2. We are of opinion that the revised rules contained in Annexure A to this report should be framed by the Board under Section 91 (5) of the Act for the grant of gratuities to the menial employees on the Trust Permanent establishment and that menials already in employ should be allowed the option of electing to remain, under the existing rules, by notifying the fact in writing to the Secretary, within 3 months from the date of issue of these revised rules. We have ascertained that the Board cannot validly frame a regulation under Section 91 (5) of the Act authorising the payment to the widow or children of a menial servant who dies a natural death while in the Board's employ, of gratuity which would have been admissible to him if he had duly retired from the Board's service.

3. We are of opinion that consideration of the question of grant of gratuities to members on Permanent Establishment in *Superior* service (in addition to the benefits of the Provident Fund which they now enjoy) should be postponed till the question of revision of the pension rules applicable to the Municipal employes is placed before the Municipal Corporation for consideration.

4. We beg to recommend accordingly.

* Not printed.

ANNEXURE A TO REPORT No. 8 DATED 6TH JUNE 1919.

Revised rules for the grant of gratuities to the Trust inferior servants on permanent establishment (Section 91 (5) of the Act).

1. No gratuity will be granted to any such servant unless his services have been continuous and in the opinion of the Board good, efficient, and faithful.

2. No gratuity will accrue or be counted for any year over 30 year's service.

3. No gratuity will be granted to any such servant who retires voluntarily before attaining the age of 55 years unless such retirement shall take place on account of such servant's permanent, bodily or mental infirmity (not caused by his own irregular or intemperate habits) incapacitating him for service. The incapacity should be duly certified by the Board's Medical Examiner. A gratuity may be allowed at the discretion of the Board to any servant who has been discharged from their service because on a reduction of establishment his appointment is abolished and other suitable employment cannot be found for him.

4. The amount of gratuity admissible, subject to the foregoing conditions, shall be a sum equal to one month's pay at the date of retirement for every complete year of service on the permanent establishment not exceeding 30 years ; provided that no gratuity shall be admissible in any circumstances to any such servant whose service does not exceed 10 years.

Note.—

1. For the purpose of these rules " Pay " means monthly substantive pay as defined in the service rules, and includes personal allowance.

2. Authorised leave of absence shall count as service up to a maximum period of one month for every year of service (exclusive of Casual Leave).

3. An interruption in the service of a servant shall entail forfeiture of his past service except in the following cases :—

(*a*) Authorised leave of absence.

(*b*) Suspension immediately followed by reinstatement which need not be to the same office.

(*c*) Abolition of office or loss of appointment owing to reduction of establishment."

5. A servant who has received a gratuity under these rules may not be re-employed in the Board's service in any capacity.

6. No gratuity under these rules may be claimed as a matter of right. The Board may make any reduction in the amount of a gratuity admissible under rule 4 in any case in which they consider it proper to do so. The Board's decision with regard to the grant or refusal of any gratuity under these rules shall be *final*."

RESOLUTION No. 334.—The report is adopted.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1920.

CITY OF BOMBAY

GENERAL BALANCE

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs.
CAPITAL ACCOUNT.			
Schedule value of—			
Schedule "C" lands	53,44,120 7 8		
Schedule "D" lands	17,30,293 5 11		
		70,74,413 13 7	
Debt due to the general public—			
Total to end of March 1920 ...	6,07,94,000 0 0		
Deduct nett discount	7,72,143 10 2		
Vide details in Appendix II, columns 3 to 5			
		6,00,21,856 5 10	
Special grants from Government of India—			
On 1st April 1911	50,00,000 0 0		
On 6th May 1913	4,00,000 0 0		
		54,00,000 0 0	
Sale-proceeds of lands and buildings—			
Details in Appendix I (*b*)	.....	72,87,203 1 3	
Appropriations from general account under section 79 (1) of Act IV of 1898—			
Up to 31st March 1919	92,07,693 12 0		
For 1919-20	22,24,321 2 7		
		1,14,32,014 14 7	
Investment of cash balance—			
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	4,92,200
Nominal value of 4 per cent. Bombay Improvement Trust Debentures as *per contra*	.....	.....	9,93,000
Nominal value of 5½ per cent. Indian War Loan (War bonds 1920 and 1922) as *per contra*	.....	.....	3,23,400
Nominal value of investment in Indian War Loan of 1917 on behalf of the Trust employés as *per contra* .	.....	.....	16,800
Nominal value of investment in Indian War Loan of 1918 on behalf of the Trust employés as *per contra* .	.....	.....	13,100
Total ...	.....	(*a*)9,12,15,488 3 3	(*a*)18,38,500
GENERAL ACCOUNT.			
Receipts during 1919-20, details in Appendix IV ...	.....	53,05,078 5 9	.....
Total ...	.....	(*b*)53,05,078 5 9	.....
SINKING FUND ACCOUNT.			
Amount received from general account revenue under section 55 (*1*) of the Act—			
Vide details in Appendix II, column 9	34,35,719 15 4		
Interest, do., column 10	10,66,737 14 10		
		(*c*) 45,02,457 14 2	
Nominal value of debentures purchased as *per contra* ...	.....		
(Details in columns 14 to 17, Appendix II) ...	.....	.....	(*c*)45,30,000
Balance	.....	407 14 9	
Total ...	.....	45,02,865 12 11	45,30,000
Carried over (*a*), (*b*) and (*c*) ...	.....	10,10,23,024 7 2	63,68,500

IMPROVEMENT TRUST.

SHEET AS AT 31ST MARCH 1920.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs.
CAPITAL ACCOUNT.			
Book value of lands as *per contra*	.....	70,74,413 13 7	
Refund of preliminary expenses and interest made to Government under section 69 (*1*) and (*2*) of Act IV of 1898	.....	38,018 11 7	
Expenditure on works, details in Appendix III ...	.....	7,84,72,205 1 0	
General surveys	55,370 13 5		
Tools and plant	1,85,340 13 7		
Stores in stock	61,727 12 0		
Premia for designs of chawls	1,000 0 0	3,03,439 7 0	
Appropriations to general account under section 79 of the Act for— 1906-07, 1907-08 and 1908-09	.....	3,04,169 2 10	
Balances paid under section 79 (*3*) (*b*) (*i*) and 79 (*3*) (*b*) (iii) of Act IV of 1898—			
To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1911...	18,88,984 10 11		
		19,89,128 3 0	
Loss on sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1	
Investment of cash balances—			
Cost of 4 per cent. Government Promissory Notes ...	4,94,674 15 10		
„ „ Bombay Improvement Trust debentures	7,17,164 3 8		
„ 5½ „ Indian War Loan of 1917 (War bonds of 1920 and 1922)	3,23,400 0 0		
„ investment in Indian War Loan of 1917 on behalf of the Trust employés ...	16,800 0 0		
„ do. of Loan of 1918 on behalf of the Trust employés	13,100 0 0		
		15,65,139 3 6	
		(*f*)8,98,36,784 13 7	.....
Balance ...	.....	13,78,703 5 8	18,38,500
Total ...	.....	9,12,15,488 3 3	18,38,500
GENERAL ACCOUNT.			
Expenditure in 1919-20, details in Appendix V ...	.....	30,80,757 3 2	.....
Balance appropriated to capital account under section 79 (*1*) of the Act	.....	22,24,321 2 7	.....
Total ...	.....	(*g*)53,05,078 5 9	.....
SINKING FUND ACCOUNT.			
Cost of 4 per cent. debentures— (*Vide* Appendix II, column 12)	.....	(*h*)45,02,865 12 11	.....
Balance ...	.....	.....	45,30,000
Total ...	.....	45,02,865 12 11	45,30,000
Carried over (*f*), (*g*) and (*h*) ...	.....	9,96,44,729 0 3	.....

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs.
Brought forward (*a*), (*b*) and (*c*) ...	.....	10,10,23,024 7 2	63,68,500
PROVIDENT FUND ACCOUNT.			
Employés' contribution	1,93,688 11 3		
Interest on do.	63,939 11 3		
Trustees' contribution including forfeitures	2,13,074 3 6		
Interest on Trustees' contribution	65,221 2 5		
Advances recovered	876 0 0		
		5,36,799 12 5	
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	32,100
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	82,000
Nominal value of Bombay Port Trust debentures as *per contra*	.....	.....	2,14,000
Nominal value of Bombay Improvement Trust debentures as *per contra*	.....	.....	20,000
Nominal value of 5½ per cent. Indian War Loan of 1917 (War-bonds 1920) as *per contra*	.....	.....	1,10,000
Total ...	.....	(*d*) 5,36,799 12 5	(*d*) 4,58,100
MISCELLANEOUS ACCOUNTS.			
Deposits from contractors and others	5,94,073 15 4	.....	18,76,380
Interest on security deposits	18,199 8 1	.....	.....
Miscellaneous advances—			
Amount recovered from private parties for work done on their behalf	1,69,787 11 5	.....	.....
Gallery projection fees	52,872 10 3	.....	.....
Contribution from staff for investment in Indian War Loans of 1917 and 1918	14,638 4 0	.....	.....
Interest payable to debenture holders—			
Rs. a. p.			
By Hongkong Bank for loan of 1899 ... 9,110 15 0			
By Bank of Bombay for loans from 1901 to 1908, and 1912 to 1914 ... 76,720 0 0			
By Chartered Bank for loans of 1909 and 1910 ... 4,380 0 0			
	90,210 15 0	.....	.....
Total ...	.....	(*e*) 9,39,783 0 1	(*e*) 18,76,380
Grand total (*a*, *b*, *c*, *d* and *e*) ...	.....	10,24,99,607 3 8	87,02,980

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others, have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Accountant General's Office, Bombay, 6th December 1920.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs.
Brought forward (*f*), (*g*) and (*h*) ...	.....	9,96,44,729 0 3	.....
PROVIDENT FUND ACCOUNT.			
Refund of subscribers' contribution	3,880 13 4		
Interest paid on do.	1,329 7 11		
Payment of Trustees' contribution	4,359 10 9		
Interest paid on do.	1,362 10 4		
Advances recoverable	2,253 8 0		
		13,186 2 4	
Cost of 3½ per cent. Government Promissory Notes (Rs. 32,100)	31,443 14 6		
,, 4 ,, ,, ,, (Rs. 82,000)	83,976 15 6		
,, 4 ,, Bombay Port Trust debentures (Rs. 2,14,000)	2,15,607 8 0		
,, 4 ,, Bombay Improvement Trust debentures (Rs. 20,000)	19,450 0 0		
,, 5½ ,, Indian War Loan of 1917 (War Bonds of 1920.) (Rs. 1,10,000)	1,09,925 0 0	4,60,403 6 0	
	.....	(*i*)4,73,589 8 4	
Balance ...	.....	63,210 4 1	4,58,100
Total ...	.....	5,36,799 12 5	4,58,100
MISCELLANEOUS ACCOUNTS.			
Refund of deposits to contractors and others ...	1,93,351 2 4	.....	(*j*)1,83,870
Interest on security deposits	16,273 5 1	.....	
Rs. a. p.			
Advances (imprest account) ...1,74,686 4 8			
Do. to Engineer for private works ... 3,14,492 10 11			
	4,89,178 15 7	.....	
Amount paid to the Municipality on account of gallery projection fees	4,878 10 9	.....	
Interest payable to debenture holders with banks— Rs. a. p.			
Hongkong Bank 9,110 15 0			
Bank of Bombay 76,720 0 0			
Chartered Bank 4,380 0 0			
	90,210 15 0	(*j*) 7,93,893 0 9	
Balance ...	.....	1,45,889 15 4	16,92,510
Total ...	.....	9,39,783 0 1	18,76,380
Cash. *Securities.*			
Balance— Rs. a. p. Rs.			
Capital account ... 13,78,703 5 8 18,38,500			
Sinking fund account Dr. 407 14 9 45,30,000			
Provident fund account ... 63,210 4 1 4,58,100			
Miscellaneous accounts ... 1,45,889 15 4 16,92,510			
	.....	*(*k*)15,87,395 10 4	†(*k*)85,19,110
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	10,24,99,607 3 8	87,02,980

Specification of balances:—

* Cash.	Rs. a. p.	† Securities.	Rs.
Hongkong and Shanghai Banking Corporation	1,582 10 0	In Bank's safe custody—	
Bank of Bombay	61,711 15 8	War Bonds ...	*A* 8,97,550
Chartered Bank of India, Australia and China	7,24,400 14 10	Government Promissory Notes ...	14,83,200
National Bank of India	1,370 6 3	Municipal debentures ...	2,31,500
Mercantile Bank of India	1,846 14 2	Port Trust debentures ...	4,75,700
Bank of India	2,15,726 5 4	Bombay Improvement Trust debentures ...	33,69,000
Eastern Bank	1,51,794 2 0	Post Office cash certificates ...	7,460
Yokohama Specie Bank	3,162 6 11	Securities in hand ...	*A* 20,54,700
Tata Industrial Bank	1,04,783 4 11		
British Treasury Bills (£35,000)	2,95,840 10 3		
Cash in hand	25,176 0 0		
Total Rs. ...	15,87,395 10 4	Total Rs. ...	85,19,110

A.—One War bond for Rs. 100 debited to safe custody account was returned by the Bank for correction and consequently was in hand in addition.

Note.—The Chartered Bank of India, Australia and China, London, shows an additional credit balance of £4,167-3-10. This amount already stands charged in the accounts to the works concerned for materials for which the specific remittance had been made.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 6th December 1920.

APPENDIX I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishment.*

Budget estimate for the year 1919-1920.	Particulars.	Actual expenditure for the year ending March 1920.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
36,000	Salary	36,170 1 3	
5,000	Pension contribution, etc.	4,839 2 6	
13,000	Leave allowances	6,141 15 2	
1,200	Conveyance allowance	1,065 3 5	
55,200			48,216 6 4
20,000	Trustees' fees	.....	17,605 0 0
	Secretary's department—		
63,200	Establishment	60,471 12 7	
50	Clothing to peons	61 12 0	
200	Furniture	45 10 0	
1,250	Sundries	2,629 14 6	
950	Stationery	1,273 15 6	
7,500	Printing	9,272 5 0	
73,150			73,755 5 7
	INCIDENTAL EXPENSES.		
2,000	Law expenses (General)	2,069 5 0	
24,000	Contribution to provident fund	23,134 1 6	
25,290	Maintenance of administrative offices, central stores, payshed and office furniture	20,853 5 6	
30,000	Disposal of lands (brokerage, etc.)	29,666 3 0	
10,810	Commission to banks	10,837 3 4	
.....	Miscellaneous (value of broken pipes written off, ground rent for storeyard, etc.)	468 1 4	
75,000	Loss by sales of securities	4,625 0 0	
.....	Gratuities and compassionate allowances	2,435 9 0	
1,13,000	Expenses of Loan	.....	
2,80,100			94,088 12 8
4,28,450	Total ...	.....	2,33,665 8 7
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering department—		
1,57,250	Establishment	1,60,346 7 4	
500	Survey instruments	6,081 3 5	
500	Furniture	244 8 0	
200	Clothing to peons	377 4 0	
	Contingencies—		
2,500	Printing	3,089 13 4	
3,500	Stationery	4,932 8 6	
2,500	Sundries	5,253 2 6	
1,66,950			1,80,324 15 1
	Land Manager's department—		
2,22,687	Establishment	1,14,308 8 9	
500	Survey instruments	675 8 0	
300	Clothing to peons	33 10 11	
200	Furniture	3,066 8 0	
	Contingencies—		
3,500	Printing	1,810 14 8	
5,200	Stationery	3,567 6 0	
6,282	Sundries	2,977 12 6	
2,38,669			1,26,440 4 10
4,05,619	Carried over ...	.....	3,06,765 3 11
4,28,450		.....	2,33,665 8 7

Budget estimate for the year 1919-1920.	Particulars.	Actual expenditure for the year ending March 1920.	
Rs.		Rs. a. p.	Rs. a. p.
4,28,450	Brought forward ...	.....	2,33,665 8 7
4,05,619			3,06,765 3 11
	COST OF ESTABLISHMENT CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
...	Development department		
52,621	Establishment	.....	49,790 11 1
4,58,240			
	Land acquisition department—		
	Officer's salary	1,400 0 0	
44,005	Establishment (including leave and pension contribution)	83 5 8	
	Contingencies	36 0 0	
			1,519 5 8
23,660	Expenses of Tribunal	.....	7,380 15 6
5,25,905	Total ...	.....	3,65,456 4 2
9,54,355	(Total cost of management and establishment) ...	.....	5,99,121 12 9
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
.....*	Engineer's temporary establishment	2,389 15 1	
.....*	Land Manager's revenue establishment ...	80,032 9 2	
.....*	Do. contingencies	6,323 5 11	
			88,745 14 2
.....			
9,54,355	Grand total ...	.....	6,87,867 10 11

* Included in the grants for Engineer's and Land Manager's Departments.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 6th December 1920.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 6th December 1920.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1919-1920.	Particulars.	Actual receipt in 1919-1920.	Total to end of 1919-1920.
Rs.		Rs. a. p.	Rs. a. p.
.....	Schedule C.—		
	Flats	14,636 8 0	42,023 14 0
	Cooperage Plot	.....	624 0 0
	Hornby Road	6,133 0 0	10,383 0 0
	Chowpati Estate	5,000 0 0	9,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot South of Old Town Barracks	.....	95,600 0 0
	Parel Estate	.....	9,05,658 3 5
1,00,000	Schedule D.—		
	Agripada West	2,134 0 0	69,898 11 1
	,, Central	2,800 0 0	7,476 0 0
	,, East	.....	5,76,414 0 0
	Other lands in Schedule D	16,095 10 6	16,095 10 6
	Schedule E.—		
.....	Colaba Reclamation	2,896 0 0	6,166 0 0
.....	Scheme No. 1 (First Nágpáda)	100 0 0	1,20,670 15 0
.....	,, 2 (Princess Street)	4,000 0 0	5,64,950 10 8
.....	,, 3 (Sandhurst Road) ...	5,851 0 0	7,29,653 14 7
.....	,, 4 (Gámdevi)	21,380 0 0	2,42,639 9 6
5,000	,, 5 (Dadar-Matunga)	17,438 0 0	6,63,263 14 2
1,000	,, 6 (Sion-Matunga)	200 0 0	29,497 5 4
3,000	,, 8 (Mándvi-Koliwáda)	Dr. 675 10 0	2,23,895 0 3
.....	,, 13 (Souter Street Extension, Eastwards) ...	13,012 8 0	13,012 8 0
.....	,, 27 (Mathew Road)	1,110 0 0	1,86,232 1 10
38,677	,, 29 (Nowrojee Hill)	56,366 14 4	5,58,500 1 9
.....	,, 30 (Souter Street extension, Westwards) ...	.....	1,32,000 0 0
2,000	,, 31 (Parel)	7,756 4 0	10,79,728 9 6
4,000	,, 32 (East Agripáda)	6,547 0 0	7,45,685 6 9
15,700	,, 33 (Bhatwádi)	13,973 0 0	36,230 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
2,000	,, 37 (Sydenham Road)	5,286 0 0	71,200 12 10
1,000	,, 41 (Undria Street)	.....	11,347 1 8
.....	,, 43 (Parel, Central)	1,174 0 0	41,000 0 0
1,000	,, 47 (Parel, Northern)	2,077 14 5	2,077 14 5
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
1,73,377	Total Rupees ...	2,05,292 1 3	72,87,203 1 3

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 6th December 1920.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 6th December 1920.

APPENDIX II.

Loan and sinking fund statement.

Loan.						Sinking Fund.										
Description of loan (all for 60 years at 4 per cent. except Loan of 1919 which is at 6 per cent.)	Date of issue of loan.	Amount raised.	Average rate of issue.	Nett receipts.	½ yearly interest payable.	Basis	Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	+ or — balances under sinking fund (11—12.)	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Total cols. 14 to 16.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.
Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lákhs	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0	4,17,376 0 0	2,19,510 8 2	6,36,886 8 2						
Debenture loan ...	6th Sept. 1901 ...	30 ,,	95 4 0	28,57,605 10 0	60,000	,,	6,280 0 0	2,26,080 0 0	1,01,110 12 10	3,27,190 12 10						
Do. ...	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0	2,13,520 0 0	87,664 6 4	3,01,184 6 4						
Do. ...	20th Aug. 1903 ...	60 ,,	100 4 6	60,14,991 14 0	1,20,000	,,	12,560 0 0	4,01,920 0 0	1,51,632 5 0	5,53,552 5 0						
Do. ...	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0	3,13,525 0 0	1,08,526 11 4	4,22,051 11 4						
Do. ...	12th Sept. 1905 .	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,280 0 0	1,75,840 0 0	56,338 7 8	2,32,178 7 8						
Do. ...	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c) 6,148 0 8	1,59,738 1 4	46,800 14 7	2,06,538 15 11						
Do. ...	24th Sept. 1907 .	15 ,,	98 4 1·671	14,73,880 8 11	30,000	,,	4,609 9 10	1,10,630 12 0	29,381 0 3	1,40,011 12 3						
Do. ...	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8	2,02,825 12 8	48,296 5 0	2,51,122 1 8	45,02,865 12 11	—407 14 9	2,13,500	1,01,500	42,15,000	45,30,000
Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0	5,38,739 4 0	1,19,657 13 10	6,58,397 1 10						
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4	2,86,472 14 4	55,981 19 3	3,42,454 8 7						
Debenture loan ...	28th Aug. 1912 ...	25 lákhs.	101 12 8	25,44,789 7 8	50,000	,,	7,682 12 0	1,07,558 8 0	15,117 8 11	1,22,676 0 11						
Do. ...	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	36,000	,,	5,531 8 7	66,378 7 0	7,806 13 6	74,185 4 6						
Do ...	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 8	1,00,000	,,	15,365 6 0	1,53,653 12 0	14,528 7 1	1,68,182 3 1						
Do. ...	3rd Jan. 1916 ...	25 ,,	(d)98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0	61,461 8 0	4,384 2 1	65,845 10 1						
Do. ...	10th Nov. 1919...	40 ,,	100 0 0	40,00,000 0 0	1,20,000	4½	6,696 0 0	.....	.....	.....						
Total ...	.....	6,07,94,000	98 11 8·14	6,00,21,856 5 10	12,55,880	...	1,56,124 2 1	34,35,719 15 4	10,66,737 14 10	45,02,457 14 2	45,02,865 12 11	—407 14 9	2,13,500	1,01,500	42,15,000	45,30,000

* (£566,600 @ 1s. 4d.) † (£333,000 @ 1s. 4d.) (a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

(d) The loan was issued on special terms, the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 98-13-7·2 per cent.

E. G. TURNER,
Chairman.

Examined and found correct.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 6th December 1920.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*
Bombay, 6th December 1920.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	47,062 8 10	5,363 3 10	52,425 12 8	11,269 4 5	1,568 0 0	12,837 4 5	65,263 1 1
Chaupati Estate	92,726 2 5	.....	92,726 2 5	90,911 7 4	.....	90,911 7 4	1,83,637 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,398 10 11	.....	5,398 10 11	10,149 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	3,822 2 10	.....	3,822 2 10	26,186 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	25,817 0 0	.....	25,817 0 0	25,817 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1,844 0 0	1,844 0 0
	4,15,267 8 1	5,363 3 10	4,20,630 11 11	1,93,793 8 1	1,568 0 0	1,95,361 8 1	6,15,992 4 0
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—								
Filling in site, etc.	2,90,031 9 2	282 6 10	2,90,314 0 0	1,07,025 1 8	12 0 0	1,07,037 1 8	3,97,351 1 8	
Road construction	1,83,782 2 11	3,919 2 8	1,87,701 5 2	35,912 3 5	218 0 0	36,130 3 5	2,23,831 8 7	
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1	
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0	
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3	
Recreation ground	4,182 0 3	Cr. 66 2 0	4,115 14 3	282 0 0	.....	282 0 0	4,397 14 3	
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6	
Acquisition (disposal)	.....	.....	.....	45,203 3 1	1,752 0 0	46,955 3 1	46,955 3 1	
	6,49,148 9 8	4,135 7 1	6,53,284 0 9	2,02,150 6 7	1,982 0 0	2,04,132 6 7	8,57,416 7 4	
Central Agripada—								
Sankli Street, Scheme No. 9—								
Land—								
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,652 5 0	.....	9,652 5 0	26,652 5 0	
Brokerage, law charges and sundries	271 6 3	.....	271 6 3	23 8 0	.....	23 8 0	294 14 3	
Roads, etc.—								
Roads	8,363 7 4	.....	8,363 7 4	1,643 14 7	.....	1,643 14 7	10,007 5 11	
	25,634 13 7	.....	25,634 13 7	11,319 11 7	.....	11,319 11 7	36,954 9 2	
East Agripada—								
Acquisition	5,49,610 0 0	.....	5,49,610 0 0	9,049 0 0	.....	9,049 0 0	5,58,659 0 0	
Roads, etc.—								
Roads	29,331 8 0	.....	29,331 8 0	2,170 0 0	.....	2,170 0 0	31,501 8 0	
Filling in	57,542 14 2	5 8 0	57,548 6 2	6,469 0 0	.....	6,469 0 0	64,017 6 2	
	6,36,484 6 2	5 8 0	6,36,489 14 2	17,688 0 0	.....	17,688 0 0	6,54,177 14 2	
Other schedule D Lands—								
Lands at Matunga—								
Filling in	724 11 0	.....	724 11 0	1,425 2 9	301 0 0	1,726 2 9	2,450 13 9	
Total schedule D—Lands	13,11,992 8 5	4,140 15 1	13,16,133 7 6	2,32,583 4 11	2,283 0 0	2,34,866 4 11	15,50 999 12 5	
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0	
SCHEMES.								
Scheme No. 1.—"First Nagpada."								
Land—								
Acquisition of properties	15,30,319 2 0	.....	15,30,319 2 0	3,17,461 4 2	805 0 0	3,18,266 4 2	18,48,585 6 2	
Brokerage, law charges and sundries	41,982 0 0	.....	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0	
Roads, etc.—								
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8	
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1	
Chawls—								
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6	
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3	
Nagpada (2 blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0	
Sheds for sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3	
	24,14,854 8 6	.....	24,14,854 8 6	4,91,497 12 5	805 0 0	4,92,302 12 5	29,07,157 4 11	
Carried over	41,42,114 9 0	9,504 2 11	41,51,618 11 11	9,17,882 9 5	4,656 0 0	9,22,538 9 5	50,74,157 5 4	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,42,114 9 0	9,504 2 11	41,51,618 11 11	9,17,882 9 5	4,656 0 0	9,22,538 9 5	50,74,157 5 4
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of properties	66,23,952 14 10	20 0 0	66,23,972 14 10	7,15,369 15 2	42 0 0	7,15,411 15 2	73,39,384 14 0
Brokerage, law charges and sundries	1,85,865 10 11	55 0 0	1,85,920 10 11	17,197 9 2	.....	17,197 9 2	2,03,118 4 1
Roads, etc.—							
Roads	1,85,571 14 0	1,018 7 10	1,86,590 5 10	38,958 12 4	57 0 0	39,015 12 4	2,25,606 2 2
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,78,150 1 4	1,087 14 9	4,79,238 0 1	96,181 5 9	61 0 0	96,242 5 9	5,75,480 5 10
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,67,906 11 6	2,181 6 7	75,70,088 2 1	8,85,624 10 5	160 0 0	8,85,784 10 5	84,55,872 12 6
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of properties	80,52,143 11 1	3,613 12 7	80,55,757 7 8	8,98,878 4 5	219 0 0	8,99,097 4 5	89,54,854 12 1
Brokerage, law charges and sundries	2,42,157 5 2	*Cr. 12 0 0*	2,42,145 5 2	24,619 10 1	.....	24,619 10 1	2,66,764 15 3
Roads, etc.—							
Roads	4,21,396 3 3	5,892 4 9	4,27,288 8 0	74,955 13 8	325 0 0	75,280 13 8	5,02,569 5 8
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	1,778 8 3	271 13 0	2,050 5 3	322 0 0	12 0 0	334 0 0	2,384 5 8
Play-ground	2,083 14 1	.....	2,083 14 1	149 0 0	.....	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,993 2 2	*Cr. 50 0 0*	2,56,943 2 2	62,955 6 2	.....	62,955 6 2	3,19,898 8 4
One block at Nagpada	92,391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10 042 6 8
Semi-permanent huts at Chowpati	52,295 3 2	1,770 12 1	54,065 15 3	12,017 10 3	95 0 0	12,112 10 3	66,178 9 6
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,73,814 2 5	11,486 10 5	97,85,300 12 10	12,25,019 5 1	651 0 0	12,25,670 5 1	1,10,10,971 1 11

Scheme No. 4.—"Gamdevi."								
Land—								
Acquisition of properties	12,11,324 4 2	.....	12,11,324 4 2	1,60,256 6 11	1,532 0 0	1,61,788 6 11	13,73,112 11 1	
Brokerage, law charges and sundries	67,050 5 2	*Cr. 1 0 0*	67,049 5 2	7,381 3 0	.....	7,381 3 0	74,430 8 2	
Roads, etc.—								
Roads	3,03,732 3 8	6,374 13 8	3,10,107 1 4	56,257 3 4	359 0 0	56,616 3 4	3,66,723 4 8	
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4	
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4	
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0	
Steps for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0	
Scheme No. 5.—"Dádar-Matunga."	19,25,636 3 8	6,373 13 8	19,32,010 1 4	2,91,810 5 3	1,891 0 0	2,93,701 5 3	22,25,711 6 7	
Land—								
Acquisition of properties	23,23,252 4 3	12,438 7 0	23,35,690 11 3	3,31,049 3 11	1,80,954 0 0	5,12,003 3 11	28,47,693 15 2	
Brokerage, law charges and sundries	70,342 10 8	241 0 9	70,583 11 5	5,125 5 1	.....	5,125 5 1	75,709 0 6	
Roads, etc.—								
Roads and passages	5,38,665 14 1	2,77,522 8 8	8,16,188 6 9	38,935 0 0	15,573 0 0	54,508 0 0	8,70,696 6 9	
Filling in	5,09,326 15 0	98,444 5 9	6,07,771 4 9	56,113 15 7	5,520 0 0	61,633 15 7	6,69,405 4 4	
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0	
Parks and open spaces	10,737 7 6	.....	10,737 7 6	803 0 0	.....	803 0 0	11,540 7 6	
Large sewers	7,393 9 2	4,866 0 0	12,264 9 2	522 0 0	275 0 0	797 0 0	13,061 9 2	
Storm water drains	55,878 4 11	17,000 0 0	72,878 4 11	4,143 0 0	953 0 0	5,096 0 0	77,974 4 11	
Cost of materials at site	10,860 8 8	16,485 13 7	27,346 6 3	816 0 0	926 0 0	1,742 0 0	29,088 6 3	
Septic tanks	39,436 15 5	42,000 4 9	81,437 4 2	2,714 0 0	2,356 0 0	5,070 0 0	86,507 4 2	
Chawls—								
Semi-permanent sheds	.....	1,249 15 0	1,249 15 0	.....	67 0 0	67 0 0	1,316 15 0	
Scheme No. 6.—"Sion-Matunga."	35,65,923 13 8	4,70,248 7 6	40,36,172 5 2	4,40,221 8 7	2,06,624 0 0	6,46,845 8 7	46,83,017 13 9	
Land—								
Acquisition of properties	18,77,384 14 7	79,122 0 0	19,56,506 14 7	1,37,513 10 8	24,341 0 0	1,91,854 10 8	21,48,361 9 3	
Brokerage, law charges and sundries	61,132 7 1	84 12 0	61,217 3 1	6,022 0 1	.....	6,022 0 1	67,239 3 2	
Roads, etc.—								
Roads	14,678 12 9	27,307 7 2	41,986 3 11	982 0 0	1,531 0 0	2,513 0 0	44,499 3 11	
Filling in	1,18,916 3 7	16,668 4 7	1,35,584 8 2	14,591 0 0	937 0 0	15,528 0 0	1,51,112 8 2	
Underbridge—								
Construction (at Mahim)	44,922 14 4	.....	44,922 14 4	105 0 0	.....	105 0 0	45,027 14 4	
Chawls—								
Semi-permanent sheds at Matunga	3,271 3 3	76,845 1 5	80,116 4 8	271 0 0	4,308 0 0	4,579 0 0	84,695 4 8	
Workmen's cottages	11,238 14 11	23,055 11 11	34,294 10 10	839 0 0	1,296 0 0	2,135 0 0	36,429 10 10	
	21,31,545 6 6	2,23,083 5 1	23,54,628 11 7	1,90,323 10 9	32,413 0 0	2,22,736 10 9	25,77,365 6 4	
Carried over	2,91,06,940 14 9	7,22,877 14 2	2,98,29,818 12 11	39,50,882 1 6	2,46,395 0 0	41,97,277 1 6	3,40,27,095 14 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward	2,91,06,940 14 9	7,22,877 14 2	2,98,29,818 12 11	39,50,882 1 6	2,46,395 0 0	41,97,277 1 6	3,40,27,095 14 5
SCHEMES—*continued*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	14,214 9 6	*Cr. 13,562 15 11*	651 9 7	2,524 1 5	*Cr. 2,470 0 0*	54 1 5	705 11 0
Roads, etc.—							
Roads	1,15,147 7 1	13,562 15 11	1,28,710 7 0	27,416 8 10	2,470 0 0	29,886 8 10	1,58,596 15 10
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,380 13 3	501 0 0	19,80,881 13 3	1,99,524 8 11	15 0 0	1,99,539 8 11	21,80,421 6 2
Brokerage, law charges and sundries	44,271 5 11	.....	44,271 5 11	4,393 3 2	.....	4,393 3 2	48,664 9 1
Roads, etc.—							
Roads	59,382 6 0	810 13 9	60,193 3 9	12,558 4 1	45 0 0	12,603 4 1	72,796 7 10
Removal of debris	618 6 11	.....	618 6 11	101 0 0	.....	101 0 0	719 6 11
Chawls—							
Mándvi-Koliwáda	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road huts	37,310 5 7	.....	37,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,77,578 5 10	1,311 13 9	23,78,890 3 7	2,76,943 5 5	60 0 0	2,77,003 5 5	26,55,893 9 0

Scheme No. 13.—"Souter Street Extension Eastwards."							
Land—							
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,640 2 1	243 0 0	3,883 2 1	24,669 0 4
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11
Roads, etc.—							
Roads	8,820 13 0	.....	8,820 13 0	2,320 0 0	.....	2,320 0 0	11,140 13 0
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4
	55,123 11 7	.....	55,123 11 7	10,450 9 0	243 0 0	10,693 9 0	65,817 4 7
Scheme No. 27.—"Mathew Road."							
Land—							
Acquisition of properties	11,31,278 10 10	.....	11,31,278 10 10	1,41,061 5 2	21 0 0	1,41,082 5 2	12,72,361 0 0
Brokerage, law charges and sundries	33,835 6 3	275 6 0	34,110 12 3	3,037 7 9	.....	3,037 7 9	37,148 4 0
Roads, etc.—							
Roads	62,538 9 11	962 3 10	63,500 13 9	14,068 7 8	56 0 0	14,124 7 8	77,625 5 5
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11
	12,29,271 12 11	1,237 9 10	12,30,509 6 9	1,58,457 4 7	77 0 0	1,58,534 4 7	13,89,043 11 4
Scheme No. 29.—"Nowrojee Hill."							
Land—							
Acquisition of properties	63,82,560 13 0	4 15 2	63,82,565 12 2	5,22,959 15 7	2,292 0 0	5,25,251 15 7	69,07,817 11 9
Brokerage, law charges and sundries	1,09,243 13 2	*Cr. 15 0 0*	1,09,228 13 2	6,532 11 5	.....	6,532 11 5	1,15,761 8 7
Roads, etc.—							
Roads	90,770 12 8	7,858 0 1	98,628 12 9	13,780 0 0	443 0 0	14,223 0 0	1,12,851 12 9
Filling in	1,00,322 6 0	1,528 3 0	1,01,850 9 0	13,950 3 1	84 0 0	14,034 3 1	1,15,884 12 1
Removal of debris	17,545 10 6	486 4 0	18,031 14 6	3,582 0 0	28 0 0	3,610 0 0	21,641 14 6
Recreation ground	1,917 13 6	*Cr. 15 0 0*	1,902 13 6	143 0 0	.....	143 0 0	2,045 13 6
Chawls—							
Nowrojee Hill Road	3,50,852 6 1	*Cr. 21 0 0*	3,50,831 6 1	29,561 6 11	.....	29,561 6 11	3,80,392 13 0
Semi-permanent sheds	52,269 12 4	21,843 8 3	74,113 4 7	3,419 0 0	1,223 0 0	4,642 0 0	78,755 4 7
	71,05,483 7 3	31,669 14 6	71,37,153 5 9	5,93,928 5 0	4,070 0 0	5,97,998 5 0	77,35,151 10 9
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9
Roads, etc.—							
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3
Filling in	27,579 9 6	.....	27,579 9 6	5,854 0 0	.....	5,854 0 0	33,433 9 6
	1,16,156 0 10	.....	1,16,156 0 10	13,245 14 6	.....	13,245 14 6	1,29,401 15 4
Carried over ...	4,03,90,701 2 6	7,57,097 4 3	4,11,47,798 6 9	50,80,181 1 7	2,50,845 0 0	53,31,026 1 7	4,64,78,824 8 4

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs a. p.
Brought forward ...	4,03,90,701 2 6	7,57,097 4 3	4,11,47,798 6 9	50,80,181 1 7	2,50,845 0 0	53,31,026 1 7	4,64,78,824 8 4
SCHEMES—*continued.*							
Scheme No. 31.—" Parel."							
Land—							
Acquisition of properties	42,96,480 4 6	4 0 0	42,96,484 4 6	4,19,534 5 1	16,625 0 0	4,29,159 5 1	47,25,643 9 7
Brokerage, law charges and sundries	84,523 7 4	622 0 9	85,145 8 1	3,705 5 0	.....	3,705 5 0	88,850 13 1
Roads, etc.—							
Roads	3,95,525 6 8	1,69,824 8 11	5,65,349 15 7	32,928 10 4	9,526 0 0	42,454 10 4	6,07,804 9 11
Filling in	1,55,753 0 5	48,699 10 9	2,04,452 11 2	11,372 0 0	2,732 0 0	14,104 0 0	2,18,556 11 2
Removal of debris	88 0 0	.....	88 0 0	.....	.....	.....	88 0 0
Large size storm water drains	77,342 4 7	*Cr. 46,332 12 5*	31,009 8 2	5,765 0 0	*Cr. 3,524 0 0*	2,241 0 0	33,250 8 2
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	19,231 4 5	44,135 6 1	63,366 10 6	1,621 0 0	2,474 0 0	4,095 0 0	67,461 10 6
Sheds for sweepers and bhangis	505 13 1	538 13 4	1,044 10 5	41 0 0	28 0 0	69 0 0	1,113 10 5
	53,42,718 15 6	2,17,491 11 5	55,60,210 11 1	5,44,393 10 8	27,861 0 0	5,72,254 10 8	61,32,465 5 9
Scheme No. 32.—" East Agripada."							
Land—							
Acquisition of properties	26,88,431 0 8	480 0 0	26,88,911 0 8	2,56,479 0 6	1,506 0 0	2,57,985 0 6	29,46,896 1 2
Brokerage, law charges and sundries	41,757 5 1	703 14 0	42,461 3 1	141 14 10	.....	141 14 10	42,603 1 11
Roads, etc.—							
Roads	1,46,010 7 1	25,882 0 1	1,71,892 7 2	10,852 0 0	1,453 0 0	12,305 0 0	1,84,197 7 2
Filling in	58,381 10 5	909 3 3	59,290 13 8	4,367 0 0	50 0 0	4,417 0 0	63,707 13 8
Recreation ground	.....	221 15 0	221 15 0	.....	11 0 0	11 0 0	232 15 0
Chawls—							
Semi-permanent sheds for weavers	18,565 9 2	10,354 0 3	28,919 9 5	1,406 0 0	578 0 0	1,984 0 0	30,903 9 5
Semi-permanent sheds	40,108 0 1	55,977 0 4	96,085 0 5	3,030 0 0	3,141 0 0	6,171 0 0	1,02,256 0 5
Chawls at Kalapani	.....	1,26,471 11 1	1,26,471 11 1	.....	7,097 0 0	7,097 0 0	1,33,568 11 1
Chawls for Mahars	.....	1,59,960 11 10	1,59,960 11 10	.....	8,976 0 0	8,976 0 0	1,68,936 11 10
Do. for Trust Peons	.....	29,071 1 11	29,071 1 11	.....	1,627 0 0	1,627 0 0	30,698 1 11
	29,93,254 0 6	4,10,031 9 9	34,03,285 10 3	2,76,275 15 4	24,439 0 0	3,00,714 15 4	37,04,000 9 7

Scheme No. 33.—"Bhatwadi."							
Land—							
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,050 0 0	.....	27,050 0 0	3,05,905 1 4
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11
Roads	12,358 15 9	54 1 2	12,413 0 11	2,536 0 0	.....	2,536 0 0	14,949 0 11
	2,95,508 2 5	54 1 2	2,95,562 3 7	29,904 0 7	.....	29,904 0 7	3,25,466 4 2
Scheme No. 36.—"Lamington Road."							
Land—							
Acquisition of properties	2,21,481 8 0	1 0 0	2,21,482 8 0	13,669 0 0	.....	13,669 0 0	2,35 151 8 0
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7
Roads	36,598 3 9	*Cr. 7 8 11*	36,590 10 10	9,672 0 0	.....	9,672 0 0	46,262 10 10
	2,64,089 3 4	*Cr. 6 8 11*	2,64,082 10 5	23,694 0 0	.....	23,694 0 0	2,87,776 10 5
Scheme No. 37.—"Sydenham Road."							
Land—							
Acquisition of properties	1,02,17,742 13 2	2,06,839 0 0	1,04,24,581 13 2	6,41,596 7 9	12,560 0 0	6,54,156 7 9	1,10,78,738 4 11
Brokerage, law charges and sundries	88,555 2 4	1,332 2 0	89,887 4 4	71 0 0	.....	71 0 0	89,958 4 4
Roads, etc.—							
Roads	4,019 10 10	.....	4,019 10 10	299 0 0	.....	299 0 0	4,318 10 10
Chawls—							
Semi-permanent Sheds	.....	4,512 4 1	4,512 4 1	.....	252 0 0	252 0 0	4,764 4 1
	1,03,10,317 10 4	2,12,683 6 1	1,05,23,001 0 5	6,41,966 7 9	12,812 0 0	6,54,778 7 9	1,11,77,779 8 2
Scheme No. 41.—"Undria Street."							
Land—							
Acquisition of properties	4,62,156 0 0	.....	4,62,156 0 0	40,835 0 0	.....	40,835 0 0	5,02,991 0 0
Brokerage, law charges and sundries	4,484 14 2	233 0 0	4,717 14 2	.....	.....	.....	4,717 14 2
Roads, etc.—							
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	.....	2,953 0 0	42,376 8 10
Service passages	6,563 4 5	.....	6,563 4 5	482 0 0	.....	482 0 0	7,045 4 5
	5,12,627 11 5	233 0 0	5,12,860 11 5	44,270 0 0	.....	44,270 0 0	5,57,130 11 5
Scheme No. 43.—"Parel Road Central."							
Land—							
Acquisition of properties	10,98,383 0 0	6,19,450 0 0	17,17,833 0 0	68,485 12 0	37,803 0 0	1,06,288 12 0	18,24,121 12 0
Brokerage, law charges and sundries	8,828 6 1	1,963 0 10	10,791 6 11	.....	.....	.....	10,791 6 11
Roads, etc.—							
Roads	*Cr. 1,250 0 0*	.....	*Cr. 1,250 0 0*	.....	.....	.....	*Cr. 1,250 0 0*
	11,05,961 6 1	6,21,413 0 10	17,27,374 6 11	68,485 12 0	37,803 0 0	1,06,288 12 0	18,33,663 2 11
Carried over ...	6,12,15,178 4 3	22,18,997 8 7	6,34,34,175 12 10	67,09,170 15 11	3,53,760 0 0	70,62,930 15 11	7,04,97,106 12 9

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	Total to end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,12,15,178 4 3	22,18,997 8 7	6,34,34,175 12 10	67,09,170 15 11	3,53,760 0 0	70,62,930 15 11	7,04,97,106 12 9
SCHEMES—*continued.*							
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of properties	15,75,790 14 9	6,92,189 0 0	22,67,979 14 9	1,04,960 13 6	39,785 0 0	1,44,745 13 6	24,12,725 12 3
Brokerage, law charges and sundries	12,303 14 7	8,227 12 4	20,531 10 11	.....	.....	.....	20,531 10 11
Roads, etc.—							
Roads	.....	1,539 10 11	1,539 10 11	.....	84 0 0	84 0 0	1,623 10 11
	15,88,094 13 4	7,01,956 7 3	22,90,051 4 7	1,04,960 13 6	39,869 0 0	1,44,829 13 6	24,34,881 2 1
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	.....	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
	2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—"Mazagaon Street Scheme."							
Land—							
Acquisition of properties	.....	1,44,166 0 0	1,44,166 0 0	.....	8,089 0 0	8,089 0 0	1,52,255 0 0
Brokerage, law charges and sundries	217 14 0	1,107 13 0	1,325 11 0	.....	.....	.....	1,325 11 0
	217 14 0	1,45,273 13 0	1,45,491 11 0	.....	8,089 0 0	8,089 0 0	1,53,580 11 0
Scheme No. 52.—"Worli Street."							
Land—							
Acquisition of properties	.....	2,13,630 0 0	2,13,630 0 0	.....	11,982 0 0	11,982 0 0	2,25,612 0 0
Brokerage, law charges and sundries	.....	1,349 12 0	1,349 12 0	.....	.....	.....	1,349 12 0
Roads, etc.—							
Filling in	.....	66,433 9 6	66,433 9 6	.....	3,725 0 0	3,725 0 0	70,158 9 6
	.....	2,81,413 5 6	2,81,413 5 6	.....	15,707 0 0	15,707 0 0	2,97,120 5 6

Scheme No. 53—"Foras Road Street Scheme."							
Land—							
Acquisition of properties	.....	6,92,852 0 0	6,92,852 0 0	.....	39,153 10 11	39,153 10 11	7,32,005 10 11
Brokerage, law charges and sundries	192 14 0	308 8 0	501 6 0	.....	.....	.....	501 6 0
Chawls—							
Foras Road Chawls	.....	69,210 9 11	69,210 9 11	.....	3,882 0 0	3,882 0 0	73,092 9 11
	192 14 0	7,62,371 1 11	7,62,563 15 11	.....	43 035 10 11	43,035 10 11	8,05,599 10 10
Scheme No. 54—"Kolbhatwadi Improvement Scheme."							
Land—							
Acquisit on of properties	.....	60,853 0 0	60,853 0 0	.....	3,416 0 0	3,416 0 0	64,269 0 0
Brokerage, law charges and sundries	220 10 0	2,859 0 0	3,079 10 0	.....	.....	.....	3,079 10 0
	220 10 0	63,712 0 0	63,932 10 0	.....	3,416 0 0	3,416 0 0	67,348 10 0
Scheme No. 56.—"Dharavi-Street."							
Land—							
Acquisition of properties	.....	624 0 0	624 0 0	.....	34 0 0	34 0 0	658 0 0
Brokerage, law charges and sundries	.....	358 8 0	358 8 0	.....	.....	.....	358 8 0
Roads, etc.—							
Filling in	.....	1,43,421 10 2	1,43,421 10 2	.....	8,045 0 0	8,045 0 0	1,51,466 10 2
	.....	1,44,404 2 2	1,44,404 2 2	.....	8,079 0 0	8,079 0 0	1,52,483 2 2
Scheme No. 57.—"Sewri-Wadala."							
Land—							
Brokerage, law charges and sundries	.....	572 4 0	572 4 0	.....	.....	.....	572 4 0
Roads, etc.—							
Filling in	.....	924 12 0	924 12 0	.....	50 0 0	50 0 0	974 12 0
	.....	1,497 0 0	1,497 0 0	.....	50 0 0	50 0 0	1,547 0 0
Scheme No. 58.—"Worli Extension."							
Land—							
Brokerage, law charges and sundries	.....	542 0 0	542 0 0	.....	.....	.....	542 0 0
	.....	542 0 0	542 0 0	.....	.....	.....	542 0 0
Scheme No. 59.—"Sewri-Koliwada."							
Land—							
Brokerage, law charges and sundries	.....	386 12 0	386 12 0	.....	.....	.....	386 12 0
Carried over	6,28,05,910 9 7	43,20,554 2 5	6,71,26,464 12 0	68,14,905 13 5	4,72,005 10 11	72,86,911 8 4	7,44,13,376 4 4

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,28,05,910 9 7	43,20,554 2 5	6,71,26,464 12 0	68,14,905 13 5	4,72,005 10 11	72,86,911 8 4	7,44,13,376 4 4
Scheme No. 60.—"Nalgaum-Street."							
Land—							
Brokerage, law charges and sundries	.....	408 14 0	408 14 0	.....	.....	.....	408 14 0
Scheme No. 61.—"Fergusson-Road."							
Land—							
Brokerage, law charges and sundries	.....	848 10 0	848 10 0	.....	.....	.....	848 10 0
Scheme No. 62.—"Love-Lane."							
Land—							
Brokerage, law charges and sundries	.....	350 2 0	350 2 0	.....	.....	.....	350 2 0
Sewri Road	.....	.....	.....	500 0 0	.....	500 0 0	500 0 0
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35 689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1

Duncan Road—Scheme No. 17—								
Land—								
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8	
Works—								
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6	
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4	
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6	
Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Connaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68 948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	81,918 9 0	
	1,21,602 12 8	...	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1	
Carried over ...	6,38,39,511 14 11	43,21,661 12 5	6,81,61,173 11 4	69,3),983 12 10	4,72,005 10 11	74,11,989 7 9	7,55,73,163 3 1	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,38,39,511 14 11	43,21,661 12 5	6,81,61,173 11 4	69,39,983 12 10	4,72,005 10 11	74,11,989 7 9	7,55,73,163 3 1
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	3,07,728 3 1	70,002 0 7	3,77,730 3 8	22,176 0 0	3,927 0 0	26,103 0 0	4,03,833 3 8
	3,08,211 13 1	70,002 0 7	3,78,213 13 8	22,227 0 0	3,927 0 0	26,154 0 0	4,04,367 13 8
Sandhurst Road West—Scheme No. 35—							
Land—							
Brokerage, law charges and sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Works—							
Construction	.....	40,100 12 0	40,100 12 0	.....	2,250 0 0	2,250 0 0	42,350 12 0
	208 1 8	40,100 12 0	40,308 13 8	43 8 2	2,250 0 0	2,293 8 2	42,602 5 10
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	.....	.....	.....	8,868 0 0	.....	8,868 0 0	8,868 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Works—							
Construction	.....	1,70,000 0 0	1,70,000 0 0	.....	9,537 0 0	9,537 0 0	1,79,537 0 0
	215 10 0	1,70,000 0 0	1,70,215 10 0	8,868 0 0	9,537 0 0	18,405 0 0	1,88,620 10 0
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
Works—							
Construction	.....	2,11,000 0 0	2,11,000 0 0	.....	11,837 0 0	11,837 0 0	2,22,837 0 0
	317 6 0	2,11,000 0 0	2,11,317 6 0	.....	11,837 0 0	11,837 0 0	2,23,154 6 0

Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	242 1 0	1,24,257 15 0	1,24,500 0 0	13 0 0	6,973 0 0	6,986 0 0	1,31,486 0 0
	443 1 0	1,24,257 15 0	1,24,701 0 0	13 0 0	6,973 0 0	6,986 0 0	1,31,687 0 0
Paltan Road—Scheme No. 45—							
Land—							
Acquisition of properties	.....	1 0 0	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	169 14 0	32 8 0	202 6 0	.....	.....	.....	202 6 0
Works—							
Construction	1,81,264 10 8	2,38,185 5 4	4,19,450 0 0	13,596 0 0	13,362 0 0	26,958 0 0	4,46,408 0 0
	1,81,434 8 8	2,38,218 13 4	4,19,653 6 0	13,596 0 0	13,362 0 0	26,958 0 0	4,46,611 6 0
Mahim—Scheme No. 48—							
Works—							
Construction	.....	1,55,800 0 0	1,55,800 0 0	.....	8,740 0 0	8,740 0 0	1,64,540 0 0
Chinchbunder Road—Scheme No. 55—							
Works—							
Construction	.....	15,000 0 0	15,000 0 0	.....	841 0 0	841 0 0	15,841 0 0
Mazagaon—Scheme No. 55A—							
Works—							
Construction	.....	1,25,000 0 0	1,25,000 0 0	.....	7,013 0 0	7,013 0 0	1,32,013 0 0
MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	4,08,737 1 2	769 11 2	4,09,506 12 4	30,151 0 0	45 0 0	30,196 0 0	4,39,702 12 4
Filling in	*Cr. 2,952 7 10*	.....	*Cr. 2,952 7 10*	*Cr. 225 0 0*	.....	*Cr. 225 0 0*	*Cr. 3,177 7 10*
	4,82,546 5 4	769 11 2	4,83,316 0 6	35,629 0 0	45 0 0	35,674 0 0	5,18,990 0 6
Scheme No. 51—Century Mills—							
Land—							
Acquisition of properties	.....	1,03,771 0 0	1,03,771 0 0	.....	6,078 0 0	6,078 0 0	1,09,849 0 0
Brokerage, law charges and sundries	239 12 0	688 2 0	922 14 0	.....	.....	.....	922 14 0
	239 12 0	1,04,454 2 0	1,04,693 14 0	.....	6,078 0 0	6,078 0 0	1,10,771 14 0
Carried over	6,48,13,128 8 8	55,76,265 2 6	7,03,89,393 11 2	70,20,360 5 0	5,42,608 10 11	75,62,968 15 11	7,79,52,362 11 1

Works.	Expenditure on works			Proportionate cost of management and establishment.			Grand total to end of 1919-20.
	To end of March 1919.	During 1919-20.	Total to end of 1919-1920.	To end of March 1919.	During 1919-20.	Total to end of 1919-20.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,48,13,128 8 8	55,76,265 2 6	7,03,89,393 11 2	70,20,360 5 0	5,42,608 10 11	75,62,968 15 11	7,79,52,362 11 1
Kohinoor Mills	.....	.....	.....	1,500 0 0	.....	1,500 0 0	1,500 0 0
SURVEYS OF THE ISLAND OF BOMBAY.							
Survey of the north of the Island of Bombay	88,047 12 0	*Cr. 97 0 0*	87,950 12 0	18,409 5 11	.....	18,409 5 11	1,06,360 1 11
ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada— Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School— Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Engineer's Office at Matunga	.....	66,023 13 9	66 023 13 9	.....	3,703 0 0.	3,703 0 0	69,726 13 9
Grand total ...	6,52,26,785 3 7	56,42,191 0 8	7,08,68,977 3 10	70,56,916 2 3	5,46,311 10 11	76,03,227 13 2	7,84,72,205 1 0

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 6th December 1920.

E. G. TURNER,
Chairman.

Examined and found correct.

F. L. SILVA;
Assistant Examiner of Local Fund Accounts, } *Auditor.*
Bombay, 6th December 1920.

APPENDIX IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1919-20.	Statement of receipts.	Actual receipts for the year ending March 1920.	
Rs.		Rs. a. p.	Rs. a. p.
	RENTS AND OTHER PROCEEDS OF PROPERTIES.		
	1.—*Schedule C.*		
31,462	The Flats	37,971 0 6	
10	,, Kennedy Sea Face	10 0 0	
28	,, Cooperage Plot	12 8 0	
35,717	,, Marine Lines Estate	35,740 8 0	
30,994	,, Wellington Lines Plot	31,000 14 4	
33,481	,, Wodehouse Road Plot	33,853 10 8	
70,833	,, Hornby Road Plot	70,966 8 3	
12,871	,, Plot south of Crawford Market	12,870 9 0	
8,233	,, Plot north of Municipal Offices	8,232 15 0	
55,423	,, Chowpatty Estate (west)	56 065 12 8	
	,, Chowpatti Estate (east)	3,502 0 0	
4,000	,, Parel Estate	7,074 12 0	
2,83,052			2,97,301 2 5
	2.—*Schedule D.*		
4,079	The Connaught Road Estate	4,011 6 9	
1,03,157	,, Agripada Estate (west)	74,226 9 8	
	,, do. (central)	1,038 10 0	
	,, do. (east)	48,111 0 0	
350	,, Lands at Matunga	280 5 0	
1,07,586			1,27,667 15 5
	3.—*Schedule E.*		
1,06,120	Colaba Reclamation (Scheme 7)	.....	1,07,164 9 8
	4.—*Schedule F.*		
204	Lands leased by Government	.....	204 4 4
	5.—*Other Lands and Buildings vesting in the Board.*		
	Schemes.		
34,934	Scheme No. 1 (First Nagpada)	35,386 4 4	
4,04,002	,, 2 (Princess Street)	4,06,059 3 0	
3,52,690	,, 3 (Sandhurst Road)	3,69,617 13 4	
87,969	,, 4 (Gamdevi)	87,119 0 7	
46,377	,, 5 (Dadar-Matunga)	51,324 4 2	
28,000	,, 6 (Sion-Matunga)	29,377 5 10	
67,860	,, 8 (Mandvi-Koliwada)	67,143 14 6	
1,460	,, 13 (Souter Street extension, eastwards) ...	2,038 12 5	
45,026	,, 27 (Mathew Road)	45,127 13 9	
2,42,464	,, 29 (Nowrojee Hill)	3,07,489 1 1	
100	,, 30 (Souter Street extension, westwards) ...	257 6 5	
1,22,725	,, 31 (Parel)	1,23,881 7 3	
1,11,468	,, 32 (East Agripada)	1,07,961 4 10	
3,552	,, 33 (Bhatwadi)	4,109 4 9	
612	,, 36 (Lamington Road)	652 0 0	
6,79,000	,, 37 (Sydenham Road)...	7,19,363 12 4	
19,565	,, 41 (Undria Street)	19,922 6 0	
93,000	,, 43 (Parel central)	82,778 1 0	
85,500	,, 47 (Parel northern)	1,67,372 9 1	
636	,, 49 (Napean Sea Road Reclamation) ...	636 0 0	
7,500	,, 50 (Mazgaon)	2,495 5 3	
15,000	,, 53 (Foras Road)	201 9 10	
7,500	,, 54 (Kolbhatwadi)	.....	
24,56,940			26,29,714 11 9
	Chawls.		
	(*a*) Permanent.	Rs. a. p.	
13,000	Scheme No. 1, Agripada, 4 blocks ...	13,987 12 6	
40 000	,, 1, ,, 12 ,, ...	39,916 13 0	
6,900	,, 1, Nagpada, 2 ,, ...	6,876 0 0	
40,500	,, 2, Chandanwadi ...	41,322 8 0	
3,800	,, 2, Princess Street ...	3,833 0 0	
43,500	,, 3, Imamwada ...	43,623 4 9	
19,0.0	,, 3, Additional chawls at Agripada (6 blocks) .	19,118 8 0	.....
1,66,700	Total carried over ...	1,68,677 14 3	.....
29,53,902			31,62,052 11 7

Budget estimate for the year 1919-1920.	Statement of receipts.				Actual receipts for the year ending March 1920.					
Rs.					Rs.	a.	p.	Rs.	a.	p.
29,53,902	Brought forward ...				.....			31,62,052	11	7
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*									
	Chawls—continued.									
	(*a*) Permanent—*continued.*									
1,66,700	Brought forward ...				1,68,677	14	3			
6,900	Scheme No. 3, Chawls at Nagpada (1 block) ...				6,902	0	0			
600	,, 6, Workmen's cottages ...				616	0	0			
38,000	,, 8, Mandvi-Koliwada ...				40,440	8	0			
42,000	,, 29, Nowrojee Hill ...				43,841	0	0			
18,600	,, 31, Soparibag ...				18,691	2	0	2,79,168	8	3
2,72,600										
	(*b*) Semi-permanent.									
360	Scheme No. 1, Nagpada and Agripada ...				315	0	0			
150	,, 2, Chandanwadi ...				150	0	0			
150	,, 3, Imamwada ...				150	0	0			
8,100	,, 3, Chowpati ...				8,066	8	0			
.....	,, 5, Dadar-Matunga ...				10	12	0			
400	,, 6, Sion-Matunga ...				452	14	0			
7,500	,, 8, Paltan Road ...				7,800	0	0			
2,780	,, 29, Nowrojee Hill ...				10,808	9	0			
5,600	,, 31, Soparibag ...				6,951	0	8			
10,000	,, 32, East Agripada ...				10,504	0	0	44,708	11	8
35,040										3,23,877	3	11
3,07,840										
	Mill Company's chawls.									
20,520	Scheme No. 42 (Spring Mills)							.....			20,520	0	0
	Police Schemes.									
8,094	Scheme No. 14 (Nagpada)							8,094	0	0			
15,747	,, 16 (Wodehouse Road)...							15,747	0	0			
2,910	,, 17 (Duncan Road)							2,910	0	0			
1,781	,, 18 (Shepherd Road)							1,781	0	0			
9,414	,, 19 (Agripada)							9,414	0	0			
4,219	,, 23 (Connaught Road)							4,219	0	0			
13,145	,, 24 (Princess Street)							13,145	0	0			
6,678	,, 25 (Gamdevi)							6,678	0	0			
.....	,, 35 (Sandhurst Road West)							494	14	10			
.....	,, 40 (Byculla)							66	0	0			
.....	,, 55 (Chinch Bunder)							3,406	5	0	65,955	3	10
61,988	Total revenue from estates ...							.....			35,72,405	3	4
33,44,250										
	6.—*Receipts from Municipality, etc.*									
	Refund of Municipal Taxes—									
	Schedule C, Parel Estate ...				136	1	5			
	,, Chowpati, west estate ...				650	11	2			
	,, Other schedule C lands ...				36	1	3	822	13	10			
	Schedule D, West Agripada ...				603	1	8			
	Central Agripada ...				75	12	0			
	Other schedule D lands ...				49	6	6	728	4	2			
	Schedule E, Colaba Reclamation ...				.....			307	15	5			
	Schemes.									
	Scheme 1 (First Nagpada) ...				74	4	10			
	,, 2 (Princess Street) ...				2,835	0	1			
	,, 3 (Sandhurst Road) ...				3,409	8	6			
	,, 4 (Gamdevi) ...				387	11	5			
	,, 5 (Dadar-Matunga) ...				772	11	8			
	,, 6 (Sion-Matunga) ...				627	14	4			
	,, 8 (Mandvi-Koliwada) ...				188	7	2			
	,, 13 (Souter Street Extension, Eastwards) ...				27	15	5			
	,, 27 (Mathew Road) ...				1	2	11			
	,, 29 (Nowrojee Hill) ...				3,471	1	5			
	,, 30 (Souther Street Extension, Westwards) ...				39	13	2			
	Carried over				11,835	10	11	1,859	1	5	35,72,405	3	4

Budget estimate for the year 1919-1920.	Statement of receipts.		Actual receipts for the year ending March 1920.	
Rs.			Rs. a. p.	Rs. a. p.
33,44,250	Brought forward ...		1,859 1 5	35,72,405 3 4
	6.—*Receipts from Municipality, etc.*—continued.			
	Schemes—continued.			
	Refund of Municipal taxes—			
	Brought forward ...	11,835 10 11		
	Scheme 31 (Parel) ...	2,283 5 10		
	,, 32 (East Agripada) ...	1,860 10 5		
	,, 36 (Lamington Road) ...	3 10 4		
	,, 37 (Sydenham Road) ...	1,914 13 7		
	,, 41 (Undria Street) ...	9 7 11		
	,, 43 (Parel Central) ...	318 5 7		
	,, 47 (Parel, Northern) ...	4 8 1		
	,, 50 (Mazgaon) ...	3 5 6		
19,960			18,233 14 2	
	Chawls, temporary.			
	Scheme 8 (Palton Road huts) ...	65 5 5		
	,, 29 (Nowroji Hill) ...	8 8 6		
	,, 32 (East Agripada) ...	58 10 1		
			132 8 0	
	Mill Company's chawls.			
	Scheme 42 (Spring Mills) ...	.....	2,066 5 2	
				22,291 12 9
33,64,210	Total land revenue ...			35,94,697 0 1
14,90,472	Contribution from Municipal funds under section 72 of Act.		.....	15,19,799 13 4
	7.—*Miscellaneous.*			
1,30,000	Interest on investments	.....	1,73,539 3 4	
..	Unclaimed wages account (revenue) ...	.....	7,344 9 0	
3,000	Receipts from hire of steam road rollers ...	.....	9,697 12 0	
				1,90,581 8 4
1,33,000	Total ...		.....	
49,87,682	Grand total ...		.....	53,05,078 5 9

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 6th December 1920.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 6th December 1920.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1919-20.	Statement of charges.	Actual expenditure for the year ending March 1920.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
8,050	The Flats	5,696 11 5	
5,435	,, Cooperage Plot	345 4 4	
970	,, Marine Lines Estate	739 2 4	
1,750	,, Wellington Lines Plot	1,860 10 2	
75	,, Chaupati Estate West	23 15 7	
630	,, Parel Estate	665 0 4	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	6,966 0 0	
16,910			16,296 12 2
	2—*Schedule D.*		
425	The Agripada Estate West	657 6 6	
	,, ,, Central	7 4 6	
	,, ,, East	58 0 0	
10	*Other lands in Schedule D.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,293 0 0	
435			3,015 11 0
	3—*Schedule E.*		
1,450	Colaba Reclamation (Scheme No. 7)	1,765 9 9	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,008 0 0	
1,450			3,773 9 9
	4—*Schedule F.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	.....	4 0 0
	5.—*Other lands and buildings vesting in the Board.*		
	(a) Schemes.		
425	Scheme No. 1 (First Nagpada)	258 8 8	
200	,, ,, 2 (Princess Street)	211 14 4	
3,510	,, ,, 3 (Sandhurst Road)	4,004 13 3	
530	,, ,, 4 (Gamdevi Estate)	1,023 12 3	
2,400	,, ,, 5 (Dadar-Matunga)	2,499 3 8	
3,800	,, ,, 6 (Sion-Matunga)	4,154 8 1	
75	,, ,, 8 (Mandvi-Koliwada)	161 3 8	
125	,, ,, 27 (Mathew Road)	80 14 0	
9,800	,, ,, 29 (Nowrojee Hill)	13,350 11 6	
8,400	,, ,, 31 (Parel)	10,102 1 10	
9,000	,, ,, 32 (East Agripada)	9,888 4 1	
105	,, ,, 33 (Bhatwadi)	75 12 8	
33,868	,, ,, 37 (Sydenham Road)	36,309 7 1	
3,315	,, ,, 41 (Undria Street)	3,958 5 2	
4,280	,, ,, 43 (Parel Central)	5,940 10 5	
18,800	,, ,, 47 (Parel Northern)	13,776 9 11	
100	,, ,, 53 (Foras Road)	.....	
100	,, ,, 54 (Kolbhatwadi)	.....	
.....	Police Scheme No. 40 (Byculla)	5 15 0	
100	,, ,, 50 (Mazgaon)	320 13 2	
98,933	Carried over total (a) ...	1,06,118 8 9	
18,795	Carried over ...	.....	23,090 0 11

* *Vide* footnote overleaf.

Budget estimate for the year 1919-1920.	Statement of charges.			Actual expenditure for the year ending March 1920.	
Rs.				Rs. a. p.	Rs. a. p.
16,795					
		Brought over ...		1,06,118 8 9	23,090 0 11
98,933					
	MAINTENANCE OF PROPERTIES—*continued.*				
	5—Other lands and buildings vesting in the Board—contd.				
	(b) Chawls, permanent.				
			Rs. a. p.		
6,047	Scheme No. 1 (Agripada, 4 blocks)	...	6,011 11 6		
12,063	,, ,, 1 (,, 12 blocks)	...	12,552 8 8		
1,740	,, ,, 1 (Nagpada, 2 blocks)	...	1,189 1 8		
4,844	,, ,, 2 (Chandanwadi)	...	4,692 5 0		
943	,, ,, 2 (Princess Street)	...	947 1 10		
5,600	,, ,, 3 (Imamwada)	...	5,577 12 1		
5,758	,, ,, 3 (Agripada, 6 blocks)	...	6,096 5 11		
1,660	,, ,, 3 (Nagpada, 1 block)	...	1,431 4 1		
100	,, ,, 6 (Workmen's cottages)	...	41 0 0		
2,893	,, ,, 8 (Mandvi-Koliwada)	...	3,261 15 6		
4,480	,, ,, 29 (Nowrojee Hill)	...	5,337 5 1		
3,250	,, ,, 31 (Soparibag Road)	...	3,683 0 7		
				50,821 7 11	
49,378		Total (*b*) ...			
	(c) Chawls, semi-permanent.				
4,875	Scheme No. 3 (Chowpati)	...	4,834 4 10		
25	,, ,, 6 (Sion-Matunga)	...	22 0 0		
3,364	,, ,, 8 (Palton Road)	...	3,505 5 7		
1,006	,, ,, 29 (Nowrojee Hill)	...	1,028 1 9		
725	,, ,, 31 (Parel)	...	777 11 0		
3,850	,, ,, 32 (East Agripada)	...	4,531 12 9		
				14,699 3 11	
13,839		Total (*c*) ...			
1,62,150		Total (*a*), (*b*) and (*c*) ...		1,71,639 4 7	
1,69,355	*Proportionate cost of management and establishment relating to (a), (b) and (c).*			1,26,599 0 0	
					2,98,238 4 7
	6—Maintenance of streets.				
350	Schedule C (Wodehouse Road)	...	...	392 9 8	
1,900	,, D (West Agripada Estate)	...	...	873 14 5	
800	,, ,, (East Agripada)	...	...	1,266 10 8	
1,530	Scheme No. 2 (Princess Street)	...	...	1,494 2 3	
1,000	,, ,, 3 (Sandhurst Road)	...	...	2,895 9 1	
2,100	,, ,, 4 (Gamdevi)	...	...	3,514 6 7	
16,962	,, ,, 5 (Dadar-Matunga)	...	...	16,057 3 1	
2,000	,, ,, 6 (Sion-Matunga)	...	...	1,956 14 3	
1,200	,, ,, 8 (Mandvi-Koliwada)	...	...	885 14 0	
400	,, ,, 27 (Mathew Road)	...	...	250 11 2	
300	,, ,, 29 (Nowrojee Hill)	...	...	478 0 3	
16,000	,, ,, 31 (Parel) ...	...	...	15,111 11 1	
3,000	,, ,, 32 (East Agripada)	...	...	4,419 4 5	
130	,, ,, 33 (Bhatwadi) ...	...	...	142 7 10	
450	,, ,, 36 (Lamington Road)	...	...	323 15 6	
1,200	,, ,, 37 (Sydenham Road)	...	...	1,460 12 2	
42,322					51,524 2 8
3,99,622		Total expenditure on estates ...			3,72,852 8 2
	7—Municipal rates and taxes.				
			Rs. a. p.		
	Schedule C—Parel Estate ...	...	811 4 2		
	Chowpati west ...	...	816 1 6		
	,, east ...	...	0 4 9		
	Other Schedule C lands	...	2,197 11 1		
				3,825 5 6	
	,, D—West Agripada	...	805 1 5		
	Central ,, ...	...	12 13 7		
	Other Schedule D lands	...	49 12 8		
				867 11 8	
	,, E—(Colaba Reclamation)	...	.....	887 2 7	
3,99,622		Carried over ...		5,030 3 9	3,72,852 8 2

* Distributable over items Nos. 1 to 5 shown in Italics.

Budget estimate for the year 1919-20.	Statement of charges.			Actual expenditure for the year ending March 1920.	
Rs.				Rs. a. p.	Rs. a. p.
3,99,622	Brought forward ...			5,080 3 9	3,72,852 8 2
	MAINTENANCE OF PROPERTIES—*continued.*				
	Municipal rates and taxes—continued.				
	Schemes.				
			Rs. a. p.		
	Scheme No. 1 (First Nagpada) ...		70 14 5		
	,, 2 (Princess Street) ...		1,395 3 8		
	,, 3 (Sandhurst Road) ...		7,826 7 7		
	,, 4 (Gamdevi) ...		668 1 0		
	,, 5 (Dadar-Matunga) ...		3,189 15 1		
	,, 6 (Sion-Matunga) ...		3,511 7 7		
	,, 8 (Mandvi-Koliwada) ...		192 6 4		
	,, 18 (Souter Street extension, eastwards) ...		34 10 3		
	,, 27 (Mathew Road) ...		125 14 6		
	,, 29 (Nowrojee Hill) ...		28,387 14 2		
	,, 30 (Souter Street extension, westwards) ...		35 1 10		
	,, 31 (Parel) ...		11,560 12 1		
	,, 32 (East Agripada) ...		14,015 6 2		
	,, 33 (Bhatwadi) ...		2 11 5		
	,, 36 (Lamington Road) ...		4 7 2		
	,, 37 (Sydenham Road) ...		89,311 7 7		
	,, 41 (Undria Street) ...		2,609 4 1		
	,, 43 (Parel Central) ...		11,459 15 7		
	,, 47 (Parel Northern) ...		26,560 2 5		
	,, 50 (Mazgaon) ...		58 15 9		
				2,01,021 2 8	
	CHAWLS.				
	Permanent.				
	Scheme No. 1 (Agripada, 4 blocks) ...		1,503 4 6		
	,, 1 (,, 12 blocks) ...		4,593 3 10		
	,, 1 (Nagpada, 2 blocks) ...		815 15 0		
2,50,153	,, 2 (Chandanwadi) ...		4,837 9 2		
	,, 2 (Princess Street) ...		453 2 4		
	,, 3 (Imamwada) ...		5,168 14 0		
	,, 3 (Six additional blocks at Agripada) ...		2,243 7 0		
	,, 3 (One block at Nagpada) ...		815 3 8		
	,, 6 (Workmen's cottages) ...		126 1 6		
	,, 8 (Mandvi-Koliwada) ...		4,427 13 8		
	,, 29 (Nowrojee Hill) ...		5,163 13 2		
	,, 31 (Soparibag Road) ...		2,206 0 0		
				32,354 7 10	
	Semi-permanent.				
	Scheme No. 1 (Nagpada and Agripada) ...		18 4 0		
	,, 2 (Chandanwadi) ...		9 7 0		
	,, 3 (Chaupati) ...		970 12 10		
	,, 3 (Imamwada) ...		18 4 8		
	,, 6 (Sion-Matunga) ...		208 6 4		
	,, 8 (Paltan Road) ...		948 5 0		
	,, 29 (Nowrojee Hill) ...		1,358 3 7		
	,, 31 (Soparibag Road) ...		550 14 9		
	,, 32 (East Agripada) ...		1,673 14 4		
				5,751 8 6	
	Mill Company's chawls.				
	Scheme No. 42 (Spring Mills)			2,311 0 10	
	Police Schemes.				
	Scheme No. 40 (Byculla) ...		5 14 10		
	,, 55 (Chinch bunder) ...		384 3 0		
				390 1 10	
				.....	2,46,908 9 5
6,49,775	Total expenditure on estates ...			.....	6,19,761 1 7

Budget estimate for the year 1919-20.	Statement of charges.	Actual expenditure for the year ending March 1920.	
Rs.		Rs. a. p.	Rs. a. p.
6,49,775	Brought forward ...		6,19,761 1 7
	8—Interest and sinking fund charges.		
22,04,682	Interest on debenture loans (loans of 1899, 1901 to 1910, and 1912 to 1915)	21,06,126 3 5	
2,98,858	Sinking fund (loans of 1899, 1901 to 1910, and 1912 to 1915)	2,98,856 4 2	
25,03,540	Total ...		24,04,982 7 7
	9—Miscellaneous.		
50,000	Maintenance of tools and plant	53,337 14 9	
.....	Unclaimed wages (revenue paid)	2,675 11 3	
50,000	Total ...		56,013 10 0
32,03,315	Grand Total Rs. ...		30,80,757 3 2

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 6th December 1920.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 6th December 1920.

Bombay Improvement Trust.

Administration Report

for the

year ending 31st March 1921.

With the compliments

of

the Chairman and Trustees for the

Improvement of the City of Bombay.

To The Secy. Royal

Asiatic Society

Bombay.

24/3/22

City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31ST MARCH 1921.

BRITISH INDIA PRESS, BOMBAY.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1920-21.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees.

(*As on 1st September* 1921.)

		Date of first appointment to the Board.
	Chairman.	
1.	E. G. TURNER, Esq., M.A., I.C.S.	3rd January 1920.
	Ex-Officio Trustees.	
2.	Major General W. B. JAMES, C. B., C.I.E., M.V.O. (General Officer Commanding Bombay Brigade.)	11th November 1919.
3.	J. P. BRANDER, Esq., M.A., I.C.S., J. P. (Collector of Bombay)	28th October 1919.
4.	H. B. CLAYTON, Esq., M.A., I.C.S., (Municipal Commissioner for the City of Bombay).. ..	19th December 1919.
	Elected by the Corporation.	
5.	The Hon'ble Mr. PHIROZE C. SETHNA, J.P. .. (On leave from 19th April to 3rd October 1921).	1st April 1919.
	Dr. M. C. JAVLE (*acting*)	10th May 1921.
6.	Dr. K. E. DADACHANJI, L.M. & S.	1st April 1919.
7.	VASANTRAO ANANDRAO DABHOLKAR, Esq., O.B.E., J. P.	20th January 1921.
8.	COWASJI JEHANGIR READYMONEY, Esq., C.I.E., O.B.E., B.A., J. P.	7th August 1916.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq., J.P. .. .. .. (On leave from 26th March to End of December 1921).	1st April 1920.
	A. B. MORRISON, Esq., J.P. (*acting*)	21st April 1921.
	Elected by the Port Trustees.	
10.	G. W. HATCH, Esq., I.C.S., J.P.	3rd January 1918.
	Elected by the Millowners' Association.	
11.	Sir VITHALDAS D. THACKERSEY, Kt.	2nd March 1921.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, Kt., J.P.	2nd April 1913.
13.	MIRZA ALI MAHOMED KHAN, ESQ., M.A., LL.B.	18th February 1919.
14.	H. P. MODY, Esq., M.A., LL.B.	1st April 1921.

Principal Officers of the Board.

(*As on 1st September* 1921.)

Engineer's Department.	Date of first appointment.
J. F. Watson, Esq., B.E., M.I.C.E., J.P., Trust Engineer	4th September 1903.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect, (on leave)	6th May 1911.
R. W. Cable, Esq., A.R.I.B.A., F.S.A. (*acting*) ..	23rd April 1921.
M. H. Irens, Esq., A.M.I.C.E., Deputy Engineer	13th October 1919.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Senior Assistant Engineer and Personal Assistant to the Trust Engineer (on leave)	14th April 1903.
S. D. Prabhawalkar, Esq., L.C.E., Senior Assistant Engineer and acting Personal Assistant to the Trust Engineer	1st February 1906.
John Reid Smith, Esq., A.M.I.C.E., Senior, Asst. Engineer	1st January 1921.
D. N. Baria, Esq., L.C.E., Asst. Engineer	24th January 1908.
H. M. Abhyankar, Esq., L.C.E., Asst. Engineer ..	2nd September 1907.
B. L. Kathuria, Esq., B.E., Asst. Engineer	1st November 1919.
M. Framji, Esq., A.M.I.S.E., L.C.E., M.S.A., Asstt. Engineer	1st August 1920.
J. J. Engineer, Esq., B.A., B.E., Asstt. Engineer ..	11th August 1913.
V. A. Dighe, Esq., L.C.E., Asstt. Engineer	1st October 1920.
Temporary Assistant Engineers.	
T. R. S. Kynnersley, Esq., A.M.I.C.E., ...	9th October 1920.
A. N. Walker, Esq., A.M.I.C.E., ...	9th October 1920.
M. G. Cervello, Esq., A.I.N.A., ...	15th December 1920.
J. A. Kelly, Esq., Worli (Mechanical Asstt. Engineer).	1st August 1921.
D. H. Datar, Esq., L.C.E., ...	25th February 1921.
Govind Ram, Esq., ...	8th November 1919.
M. Dorsey, Esq. (Mechanical Asstt. Engineer) ..	18th February 1921.
Consulting Engineers in London.	
Messrs. Rendel, Tritton and Palmer	December 1919.

PRINCIPAL OFFICERS OF THE BOARD—*contd.*

	Date of first appointment.
Land Manager's and Estate Agent's Departments.	
M. S. Bharucha, Esq., L. C.E., Land Manager ..	1st August 1901.
R. H. A. Delves, Esq., F.S.I., J.P., Estate Agent ..	3rd December 1903.
J. T. Burge, Esq., F.S.I., J.P., Deputy Land Manager.	1st November 1912.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager.	12th July 1917.
G. L. Narasimham, Esq., B.A., B.C.E., Asstt. Land Manager	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Asstt. Land Manager ..	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Asstt. Land Manager.	1st May 1920.
K. P. Pavri, Esq., L.C.E., Jun. Asstt. Land Manager.	9th January 1902.
L. J. Saldanha, Esq., L.C.E., Asstt. Land Manager ..	1st July 1903.
H. G. Mhatre, Esq., L. C.E., Asstt. Land Manager ..	19th April 1910.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.
Secretary and Chief Accountant's Department.	
K. N. Ramasubba Aiyer, Esq., B.A., B.L., Secretary and Chief Accountant	23rd January 1918.
F. R. Merchant, Esq., F.S.A.A., Deputy Secretary .. and Accountant	30th April 1920.

Annual Report.

Introductory.

The year 1920-21 was the 22nd complete year of the Trust's existence, and constituted a Trust record in the amount of work done and in the extent of its operations. The forward policy of dealing rapidly on a large scale with the great problem of housing was resolved upon in the latter half of the previous year, and during the year now under review the works contemplated were launched fairly under way. Activity in all departments was demanded, as indeed it must continue to be for the next few years until the huge schemes on hand are nearing completion. It is difficult indeed to visualise from dry facts and figures the extent of the operations in progress, but a visit to Worli or the Sion-Matunga and Dadar areas must impress upon the most casual observer the great change that our operations are making in the geography of the island. Hills are disappearing, low-lying ground is being raised; land from the sea is being reclaimed and unhealthy tracts of land are being converted into well laid out building plots. 2,400 acres of land or about 1/6th of the entire island are comprised in the Trust's larger undertakings in progress, which will provide sites for the accommodation of nearly half a million people.

The works of the Trust are distinct from the operations of Government and the Municipality, but the recent creation of a Development Department of the Government of Bombay provides an active central co-ordinating authority between Government, the Municipality, the Railways and other authorities engaged in the development of the island. The need for such a central authority has long been felt and its utility has indeed already been shown in conferences held between the representatives of the bodies concerned.

Details of the Trust's work done during the year will be found in the following paragraphs under their respective headings but it may not be out of place to emphasize what has been done during the year, apart from the schemes of development already mentioned, towards the actual provision of accommodation. By the Trust's lessees have been erected on sites prepared and provided by the Trust 219 shops, 667 one-room tenements, 217 two-room tenements, 275 tenements with three or more rooms, and 105 servants' quarters. By the Trust's own agency and through the Public Works Department, which construct the Trust's police buildings, no less than 2,165 tenements, mostly of one-room, were completed, excluding the many sheds and huts which accommodate the several thousands of coolies engaged in the Trust's development schemes. In addition also there are many new blocks of chawls in progress of construction both by departmental agency and through the agency of the Public Works Department.

It will be realised that the vast operations on hand cannot be allowed to stop in "mid-stream." They must be brought to a successful completion.

The capital required must be forthcoming; the confidence of the investing public and the enthusiasm of Bombay citizens must continue in the same splendid manner as hitherto.

It may be of interest to many to state briefly what are the financial arrangements and financial position of the Trust. As regards Government control there are 2 Government auditors checking the accounts throughout the whole year, and half-yearly accounts signed by Government auditors are published in the *Government Gazette*. The annual and supplementary budgets are submitted to Government; no loan can be raised without the previous sanction of Government, and the Board's cash balances can be deposited either in the Imperial Bank of India without limit, or upto specified limits in certain other Banks approved by Government. The normal period of a Trust Loan is limited to 60 years, and the law provides for the maintenance of an adequate annual sinking fund for the recoupment of the capital borrowed. The security for the loans consists of the annual Municipal contribution (now amounting to Rs. 15 lakhs) and the rents from the Trust's landed property backed by a substantial Government guarantee which provides that on any failure in the regular payment of interest and sinking fund charges on the Trust's debentures, the Accountant General shall forthwith make the payment, and Government shall recoup their expenses from the Municipal fund which the Municipality may make good by the levy of a special tax.

Since the creation of the Trust 65 schemes have been taken up of which many have been completed and others are in varying stages of progress (See Appendix E). Some of these schemes are paying concerns and others are not. The losses of the latter schemes are set off against the total of the profits in the former and the capital value of the Municipal annual contribution. If there is a resultant profit then the Trust has ample security for the repayment of its loans. It is therefore necessary to take stock of our position from time to time by preparing a profit and loss statement which practically amounts to an actuarial valuation of our assets and liabilities. The task of preparing such a statement is laborious and takes several months to do in complete detail. The last complete statement was prepared 4 or 5 years ago when it was found that the present value of the profits amounted to no less than 122 lakhs, as on 1st April 1917. This figure was based on pre-war rate of interest at 4 per cent. During the War and until Christmas 1918 the work of the Trust did not expand; the rate of interest however increased which naturally affected the estimated interest charges on future loans, and also the present value of the estimated profits. The financial position also needed further examination by reason of the large expansion of the Trust's programme which was sanctioned in November 1919. An *ad interim* valuation was therefore made by the Trust's expert valuer taking into account both these factors, and he reported that even by taking interest on future long term even at 6 per cent. there would be a balance of Rs. 72 lakhs together with probable additional savings in certain schemes which he had not had time to work out in detail. At present a further complete valuation is in course of preparation, which it is hoped to finish before the end of the current year. Owing to the

rise in the price of land over its pre-war value, the results so far obtained for several of the schemes are, however, highly gratifying, in spite of the high rate of interest, and show satisfactory increases over their former forecasts. E.g. The Worli Scheme which was estimated to result in a loss of 9 lakhs has now been revised and the estimate results in a profit of over 20 lakhs.

Several tours of inspection were made to view the progress of the schemes. His Royal Highness the Duke of Connaught accompanied by His Excellency the Governor honoured the Trust with a private visit to the works at Worli. His Excellency the Governor also inspected the works on several occasions as also did members of the Bombay Government and some distinguished visitors from Europe and other parts of India. The members of the Bombay Municipal Corporation visited the Worli works in January, and some members of the Bombay Legislative Council made a tour of inspection in March. Several official visits were made by the Trustees which not only enabled them to keep in touch with the progress of the operations, but their presence on the actual sites of the works was highly appreciated by the executive staff.

Some interesting photos and plans are embodied in the report, and a short note is given in para. 7-A on our organisation and experience, which may be of practical interest to others who are engaged in similar works in India.

Statistics of Trust's work to date.

2. The usual appendices giving a Synopsis of the Trust's work upto-date under different heads are appended to this Report. They are summarised below :—

Appendix **A.**—A synopsis of the Trust's capital account transactions showing how 1,058 lakhs have been spent on the city, *viz.*, 70 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 988 on the acquisition and development of the Trusts own estates.

Appendix **B.**—A synopsis of the Trust's general account transactions, showing the total of interest and sinking fund as compared with the total receipts.

Appendix **C.**—This has been omitted as the information regarding the loans raised, the interest paid thereon, the Sinking Funds accumulated and the investments of the accumulation is contained in Appendix II to the audited balance sheet as on 31st March 1921, which is attached to this report.

Appendix **D.**—A list of Trust's estates as at the end of 1920-21 showing how they have been developed. Total developed area 37·97 lakhs square yards, valued at Rs. 578·22 lakhs; undeveloped area 63·63 lakhs square yards acquired at a cost of 410 lakhs. The original grants of land under Schedule C and D are also shown.

Appendix E.—A list of the schemes undertaken by the Board showing the expenditure already incurred in respect of each scheme, the progress made in 1920-21, the further work to be done and the estimated cost thereof; aggregate estimated cost 1,614·5 lakhs, of which 949 lakhs had been spent to end of 1920-21.

Appendix F.—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 80 lakhs square yards acquired for nearly Rs. 715 lakhs; 50 lakhs square yards yet to be acquired at a probable cost of Rs. 381 lakhs.

Appendix G.—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1,860 sites covering 23·55 lakhs square yards leased at annual rentals aggregating nearly 23·2 lakhs, leaving 180 covering 2·1 square yards with rental aggregating 1·9 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation schemes undertaken by the Trust, showing that in 9 completed schemes accommodation for 36 officers and 600 men with their families has been provided on sites aggregating 0·28 lakhs square yards in area.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 61 completed chawls accommodation for 21,523 adults has been provided on sites aggregating 0·82 lakh square yards in area at a capital cost of Rs. 47·31 lakhs. Annual rents (from Rs. 3-9-0 to Rs. 10 per room per month) aggregating Rs. 3·06 lakhs per annum; capital cost per adult accommodated Rs. 220.

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 15·8 miles in length and 3·9 lakhs square yards in area handed over to the Municipality, including 10,205 square yards handed over in 1920-21. Others complete and incomplete aggregating 12·46 miles in length and 3 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 55·85 lakhs for construction (excluding cost of land).

Acquisition.

Acquisition of Land.
(a) Land Acquisition Officer's Cases.

3. The year has proved a record one as regards the amount of acquisition work. Six Assistant Acquiring Officers, were appointed by Government to assist Mr. Bolus, I.C.S., the Chief Land Acquisition Officer for

the City of Bombay to deal with the large number of cases of acquisition of lands, required by Government and public bodies. Our own requirements formed the bulk of the total acquisition work.

A large number of cases were dealt with and the work done can best be realised by comparison with the work of acquisition effected during the series of years past prior to the year under review.

During the 22 years of the Trust's existence, the number of acquisition cases dealt with aggregated 4,554, covering an area of 52½ lakhs of square yards and costing nearly 5½ crores of Rupees. The year under review has witnessed the adjudication of 1,422 cases comprising an area of 27½ lakhs of square yards, and costing nearly one crore, sixty-six lakhs and odd rupees. In other words during the year, the area acquired for the Trust comes to more than half the land acquired during a total period of 22 years of the Trust's existence.

Including the balance of 797 cases already opened, 3,609 cases came before the Land Acquisition Officers of which 2,184 were outstanding at the end of the year, and 4 were withdrawn from acquisition.

In the 1,422 cases disposed of awards amounting to Rs. 1,66,32,267 were made for land aggregating 2,752,930 square yards. Included in this area were areas aggregating 216,134 square yards consisting of submerged land, old roads, etc., for which nominal compensation only was paid. Omitting such areas the average rate awarded for the remaining land was Rs. 6·56 per square yard as against Rs. 9·76 per square yard in 1919-20.

Only one new scheme No. 65 (David Mills), containing an approximate gross area of 21,046 square yards, was declared under the City of Bombay Improvement Act, and the possession of the land was taken under the urgency clause on 8th February 1921 as the land was urgently required for the execution of this Scheme; but the awards in respect thereof were not declared during this year. Omitting 216,134 square yards for which only nominal awards were made the area acquired was mostly in the Worli, Kolbhatwadi, Dharavi, Sewri-Wadala, Worli-Extension, Naigaum and Furgusson Road Schemes which was 32 per cent. of the area remaining to be acquired at the close of 1919-20 (*vide* Appendix F). Details of acquisition work are given scheme by scheme in Appendix F.

The distribution between cases amicably settled and contested was as follows:—

Settled.			Contested.			Total.		
No of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
	SQ. YDS.	Rs.		SQ. YDS.	Rs.		SQ. YDS.	Rs.
213	583,447	49,37,314	1209	2,169,483	1,16,94,953	1422	2,752,930	1,66,32,267

About 15 per cent. of the cases absorbing about 30 per cent. of the total amount awarded were settled amicably. The figures are lower than last

year, but it may be noted that 125 cases aggregating in area 279,897 square yards and involving a sum of Rs. 36,59,586 had also been settled before the end of the year for which awards in respect thereof had not, at the close of the year, been declared, as the settlements, in some cases were effected in the latter part of the year whilst in others the formal written agreements had not been completed. If we add these figures to those given in the above statement it will be seen that about 25 per cent. of the total number of cases were settled amicably.

There were no special points of dispute in any of the cases.

(b) Tribunal's Cases.

4. At the close of the previous year 1919-20, there were 11 outstanding references made by claimants to the Tribunal, of which 10 were adjudicated and one remains undisposed; of these 10 cases the award in one case was increased by Rs. 9,673, in another it was upheld, and the remaining 8 cases were withdrawn.

The Tribunal departed from its usual practice in two important respects. The Tribunal have always treated net income from a rent earning property as a perpetual annuity, and the same practice still continues, but they have made a sudden departure in the mode of calculating sinking fund. The building being the perishable part of an investment the Tribunal used to provide for its reconstruction by means of an annual sinking fund calculated on its present day cost as a new building, and spread over the whole of its estimated life commencing from the date of its erection. The accumulation of this sinking fund to date was deducted from the capital value of the property, and its yearly amount was, as regards future income from the investment, deducted as an outgoing from the gross rent. The departure that the Tribunal have now made is that though they base the annual sinking fund charge on the present day cost of the building as new they spread the whole of the cost over the estimated future life of the building and allow no depreciation for its past life.

Without discussing the merits or demerits of the new method, it may be noted that the old method is the one generally known and used in Bombay for the purpose of valuations; and that the compensation to be awarded under the Land Acquisition Act ought to be the practical market value and not the market value based on considerations which, however sound in theory have no relation to those actually and generally used in practice in Bombay and on which intending purchasers are advised.

The second point of departure is the resuscitation of the hypothetical method of valuing lands. It has been condemned for many years, ever since the decision of the Bombay High Court in 1908 gave the death blow to claims calculated on hypothetical building schemes. The Tribunal however has now started to differ from the High Court Judgment, and have practically laid down that they are prepared to consider this method of valuation where there are no sales affording a basis for the determination of the value of the land. In one case this method was actually entertained by the Tribunal, but as the award was not increased no appeal was made.

Since the creation of the Trust uptil the end of the year 1919-20, there had been 292 References out of a total of 4,554 acquisition cases, whilst during the year under review no less than 175 References have been made out of 1,422 cases. Of these 175 References, 37 have been withdrawn leaving 138 References plus 1 from the last year making a total of 139 References to be decided in the coming year.

The total cost of the Tribunal was Rs. 11,710 (being approximately Rs. 9,408 for Compensation References and Rs. 2,302 for Apportionment References), and the Board's Counsel and Solicitors' charges in compensation cases were only Rs. 6,002. The Trust had to pay about Rs. 1,489 as costs to the other parties, as per the Tribunal's Judgments.

5. No appeal was filed in the High Court and none was carried over from previous years. (c) High Court Cases.

Works.

6. The energies of the Engineering Department were mainly devoted to the undermentioned works, which were responsible for the bulk of expenditure debited to capital account in the year. Works.

The expenditure is given separately for Chawls and S. P. Sheds, Roads and Filling, the figures being in thousands of rupees.

	Scheme.	Chawls and S. P. Sheds.	Roads, drains etc.	Filling in.
5	Dadar Matunga	18	4,80	67
6	Sion Matunga	1,07	1,46	5,68
57	Sewri Wadala	93	..	74
29	Nowroji Hill	23	4	6
32	East Agripada	..	6	2
	Mahar Chawls	1,90	..	..
	Kalapani ,, ...	2,30	..	..
	Peons' ,, ...	1,19	..	..
	S. P. Sheds	19	..	..
31, 43, 47	Parel Schemes	2	2,94	32
50	Mazagaon	6,94	..	11
52, 58, 61	Worli	..	13	16,64
53	Foras Road	6,20	13	11
56	Dharavi	..	..	13,21
		21,15	9,56	37,56
			68,27	
	Engineer's Office at Matunga		60	
	Workshop extension		23	
	Total ..		69,10	

Rs. 1,06,085 were spent on account of Quarries (maintenance) Nowroji Hill Scheme 29. This amount has been more than met from Quarry receipts during the year 1920-21 of Rs. 1,19,146.

Rs. 3,57,760 were spent on account of the new quarries at Sewri-Wadala Scheme. Included in this sum is the initial expenditure on plant and machinery together with the cost of erecting a temporary camp for housing the labourers. The receipts of the year amounted to Rs. 1,72,546 and there is no doubt that all the initial outlay will be recouped within a short period.

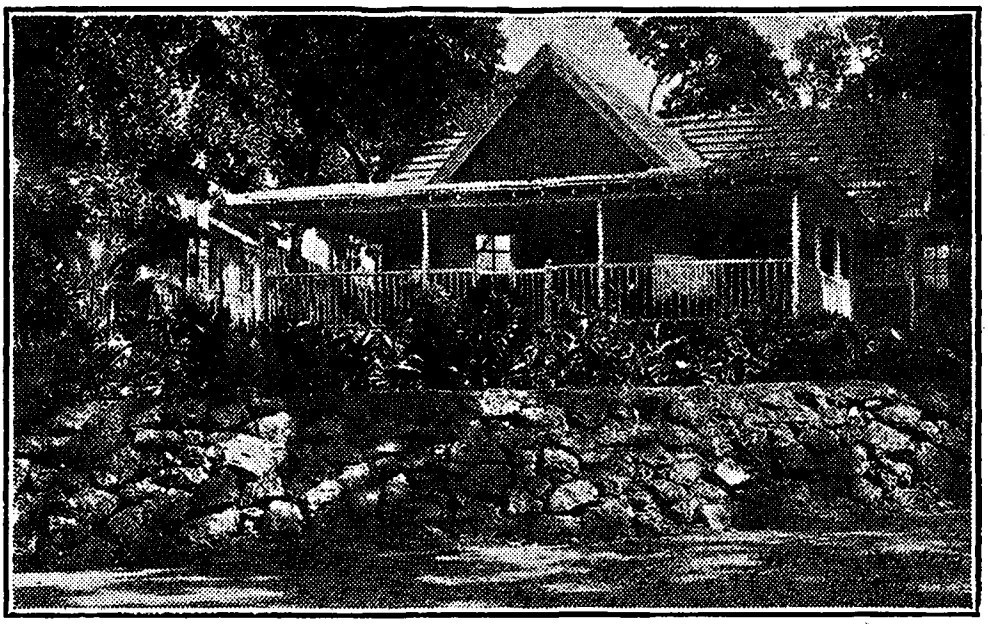
General Account.—In addition Rs. 3,00,918 were spent on general works, of which Rs. 15,107 were spent on maintenance of Colaba Reclamation and Schedule Estates, Rs. 83,499 on repairs to 1,265 acquired buildings, Rs. 34,947 on repairs to Trust chawls, Rs. 64,421 on maintenance of streets and Rs. 1,02,944 on Tools and Plant.

An amount of Rs. 13·88 lakhs was also spent on Police Accommodation Schemes through the agency of the Executive Engineer, Presidency District, P.W.D.

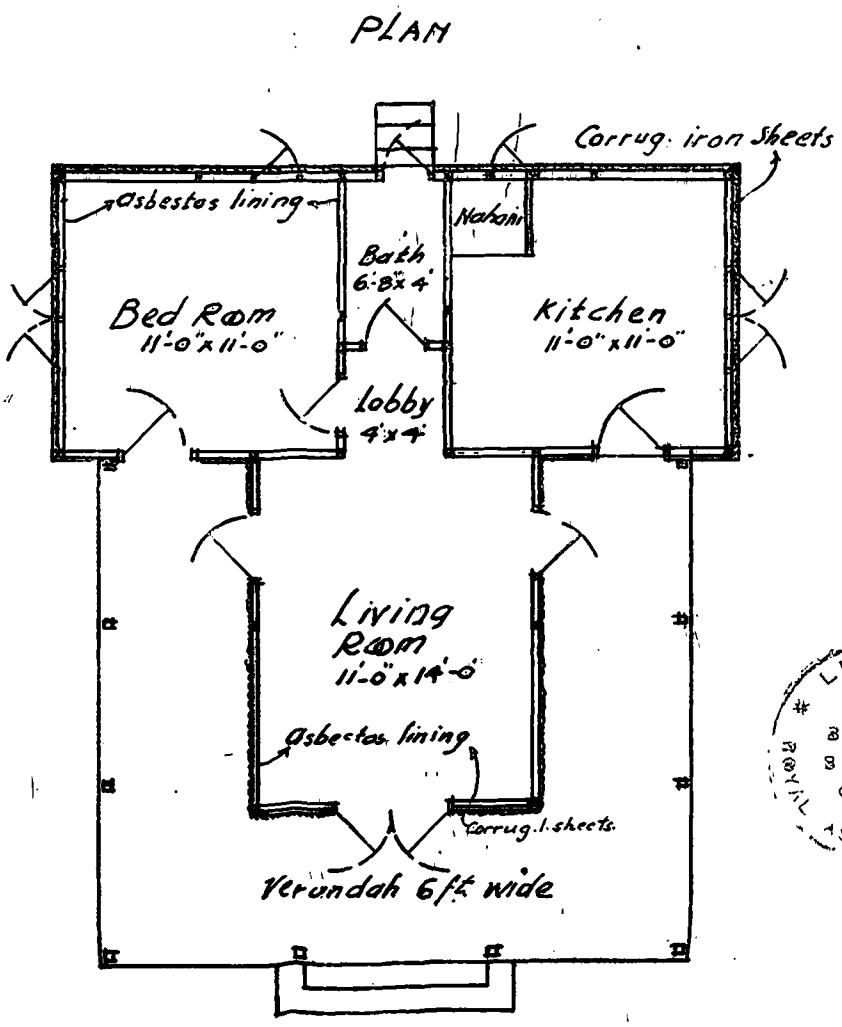
			lakhs.
Scheme	35, Sandhurst Road, West	Rs.	0·60
„	39, Sandhurst Road, East	„	2·06
„	40, Byculla	„	3·70
„	44, Maharbaudi	„	1·11
„	45, Palton Road	„	1·17
„	48, Mahim	„	1·85
„	55, Chinchbunder	„	1·30
„	55-A, Mazagaon..	„	2·09
	Total	Rs.	13·88

Works in Schemes.

7. The work of the Engineering Department of the Trust during the year has been a mixture of disappointment and satisfaction. Disappointment, in that several works which we had hoped to complete within the year were blocked by circumstances outside our control. The Housing Schemes in particular suffered in this respect. Machinery which was promised for March 1920 did not arrive until February 1921 and the constructional work of our Chawls was in consequence very badly hampered and delayed. In addition to this trouble over the Machinery, various works were held up by the difficulty of getting possession of the sites on which the work was to be carried out; the Julais at Kalapani could only be induced with great difficulty even after the provision of temporary quarters to move from their old quarters. Some of the occupants would not move until the work of actually demolishing the old houses commenced. Mazagon Scheme, too, was and is still seriously held up for much the same reasons, though in this case in addition to obstruction by the occupying tenants we have the additional handicap of the law's delay.



A MODEL TRUST DWELLING ON THE SION ROAD.



LIBRARY
OF THE
BOMBAY
BRANCH
OF THE
ROYAL
ASIATIC SOCIETY.

On the other hand, there is every reason for satisfaction in the great progress made in connection with the large schemes of development at Worli and Sion which, in both cases, has exceeded our most sanguine hopes.

The chief original and capital works which occupied the energies of the Department have been shown in the previous para. but another branch of activity in the Engineer's Department and one which causes a great amount of anxiety and work, without very much to show for it, is the maintenance of acquired buildings which is done by the Architectural Branch. Much credit is due to the officers in charge of this irritating but necessary work, which does not prominently come to the notice either of the Board or of the general public, unless accidents, which are sometimes unavoidable, happen, and it is chiefly due to the conscientious work and great care taken by the members of this Branch that there has been an almost total absence of serious accidents due to the collapse of old and rickety buildings which have been acquired by the Trust, and allowed to be occupied by the former tenants until the Scheme can be executed.

The policy of postponing demolition of acquired buildings until there is a reasonable assurance that the displaced population can be re-housed is, undoubtedly a popular one, but the tottering state in which many of these buildings come into our charge raises doubts whether the risks taken in allowing the occupants to remain temporarily in possession are justified by the benefits gained. At any rate, the absence of serious accidents amongst such buildings testifies to the care displayed by the Engineer's Department in keeping them standing.

The following is a brief general description of the various major schemes which have been in progress during the year.

Housing.

(*a*) Mahar Chawls Scheme. 320 Rooms.

This Scheme is situated on Clerk Road immediately opposite the Simplex Mill and was undertaken at the request of the committee representing the Mahar community. Work was started towards the end of the previous financial year and the Chawls were duly completed and occupied in the month of January 1921. His Excellency the Governor of Bombay performed the opening ceremony on 15th December 1920.

The Chawls, which are four in number, have a frontage on Clerk Road, and provide accommodation for 320 families. They are now fully occupied by members of the community for whom they were built.

The total cost per room (exclusive of cost of land) works out at Rs. 1,218.

The Trust Architect has been successful in obtaining a somewhat pleasing architectural effect for these buildings, and any one, who has had experience of building Chawls, will realise that to obtain anything in the way of architectural effect for this type of buildings is a matter of extreme difficulty.

(*b*) Peons' Chawls. 120 Rooms.

This Scheme was originally intended to provide accommodation for the Trust Menial Establishment. It is situated near Delisle Road at the junction of two new roads on the East Agripada Scheme which are at present under construction by the Trust. 120 Single Rooms are provided, but since the building has been completed it was found desirable to allot half of the Chawls for single room tenements and the other for two room tenements. The design of the building is different from the usual standard Chawl in that it is what may be called a Single Chawl, that is to say there is no central corridor. Each room has a private verandah on one side and a common passage verandah on the other side, the result being that the rooms are very much better lighted and ventilated than in the ordinary double type of Chawl. This particular type is very little more expensive than the standard type, but cannot be generally adopted owing to the fact that it occupies considerably more ground space. It is therefore confined to special sites which lend themselves to this form of design. The plan and the photograph of these Chawls will give a general idea of its appearance and the internal arrangements. The Chawl is fully occupied.

The total cost per room (exclusive of cost of land) works out at Rs. 1,230.

(*c*) Kalapani Chawls. 240 rooms.

This Scheme was practically completed during the year but was occupied early in the current year. It was undertaken with a view to provide accommodation for the looms and families of the Julais or weavers who reside in this area; the looms occupy the ground floors of the four Chawls and living accommodation is provided for the weavers and their families on the upper floors. 240 families are thus accommodated.

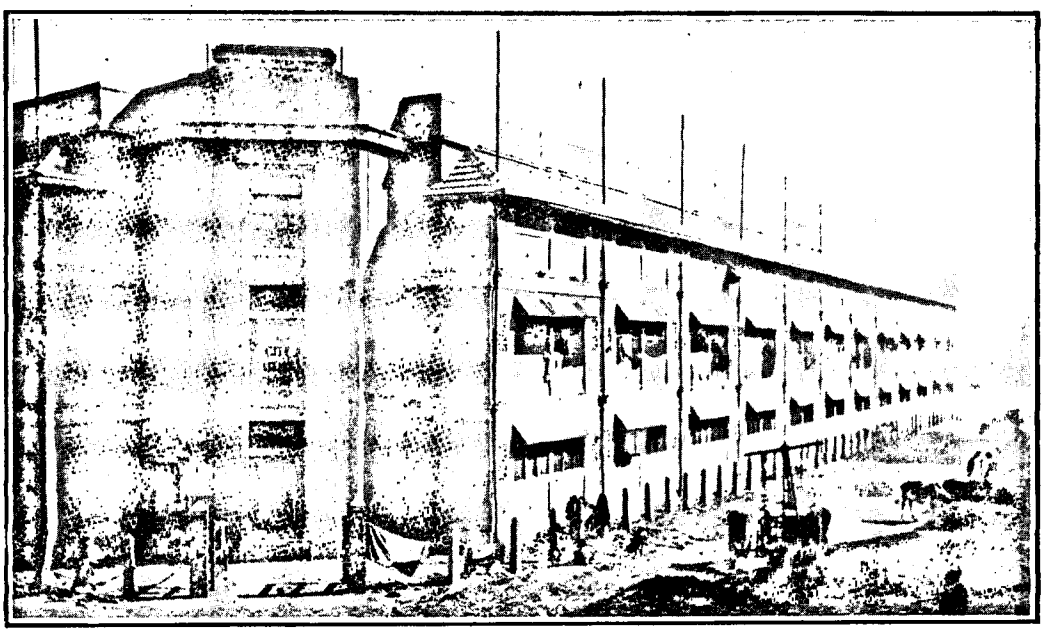
As already mentioned, the Julais were not at all helpful in furthering this Scheme and did everything in their power to obstruct, and this obstruction, combined with the non-arrival of Machinery for carrying out the work, caused trouble, anxiety and additional expense. The Julais, however, now that the Scheme is complete, appreciate the advantages to themselves of the more sanitary working conditions and the betterment of their living quarters.

The Scheme includes a small bungalow and office for the Chawls Superintendent and a large playground where the children can play in safety.

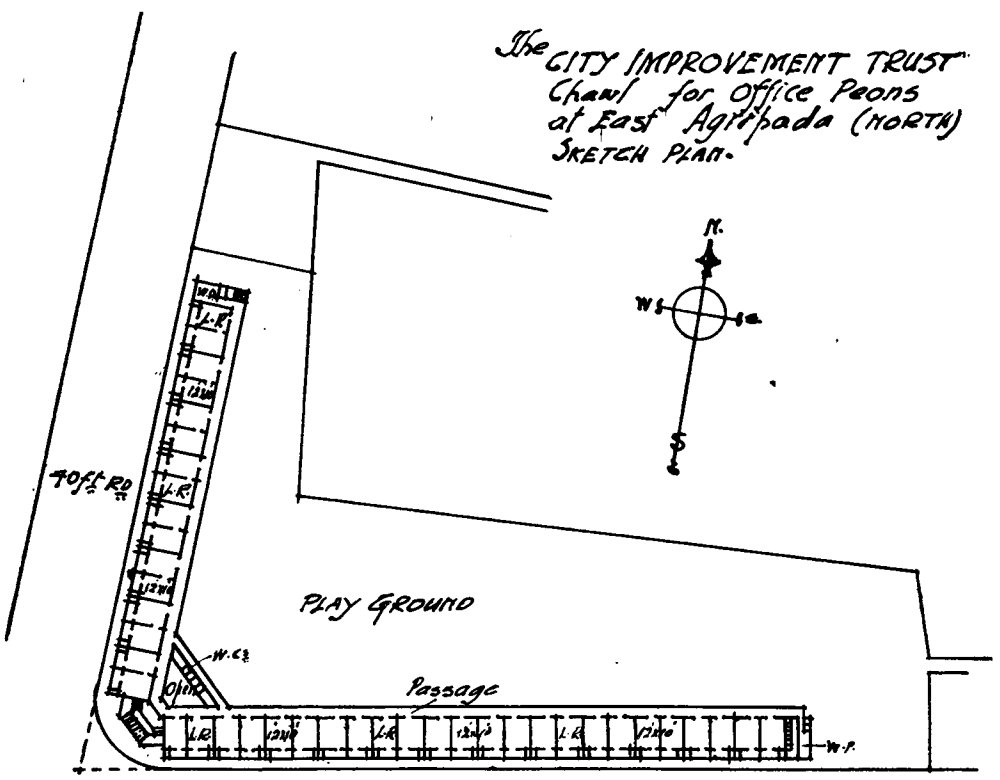
The total cost per room (exclusive of cost of land) works out at Rs. 1,250.

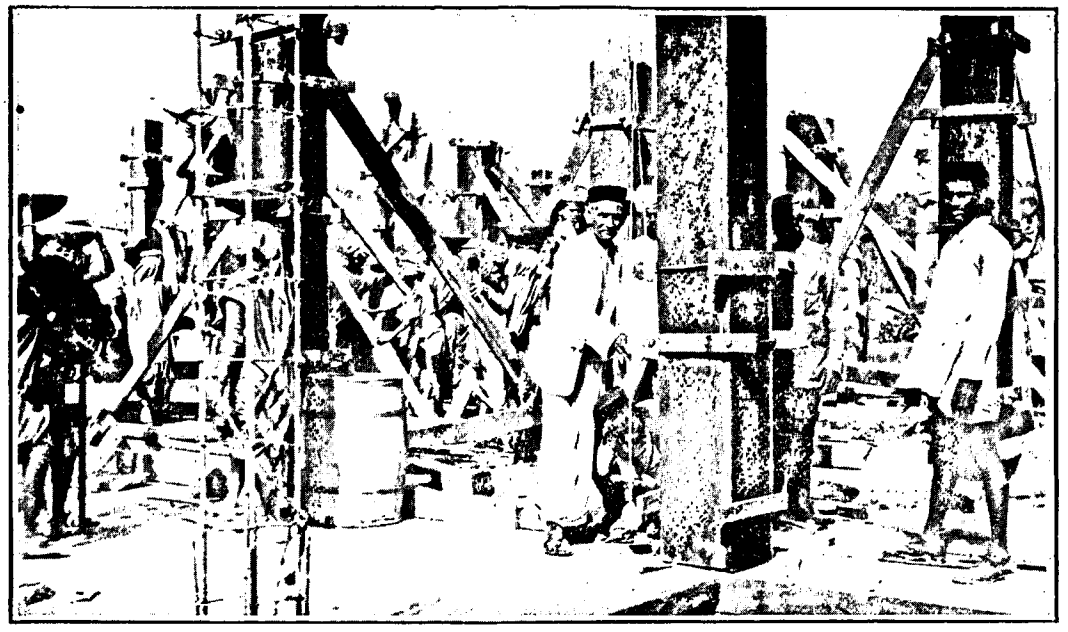
(*d*) The Mazagon Housing Scheme. 1,280 rooms.

This extremely important and essential Scheme was initiated with the idea of providing accommodation for the poorer tenants to be displaced from Nowroji Hill, and it is imperative that the work should proceed with the least possible delay in order that Scheme 29—(Nowroji Hill) can be completed and in its turn provide accommodation for the population at present residing on Scheme 37 through which will pass the main Eastern Avenue forming the

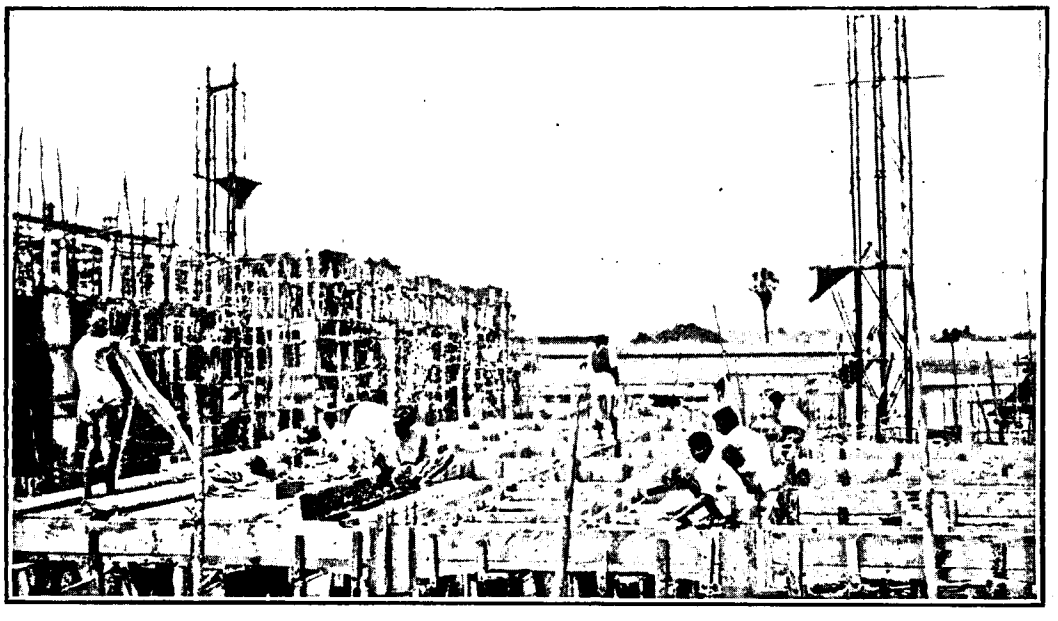


The CITY IMPROVEMENT TRUST
Chawl for Office Peons
at East Agrapada (NORTH)
SKETCH PLAN.



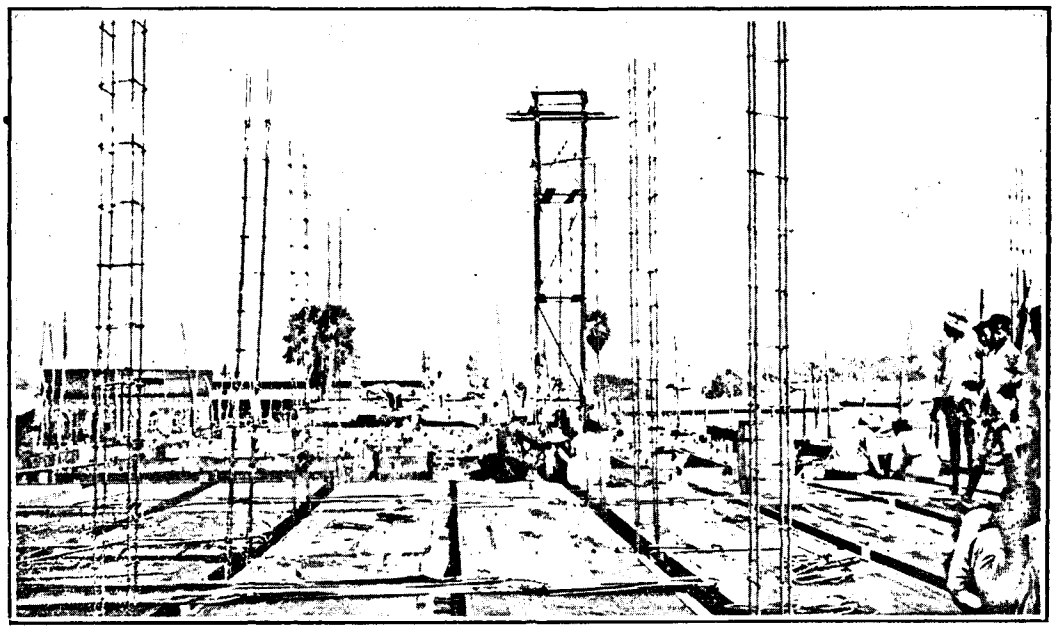


COLUMN CENTERING.

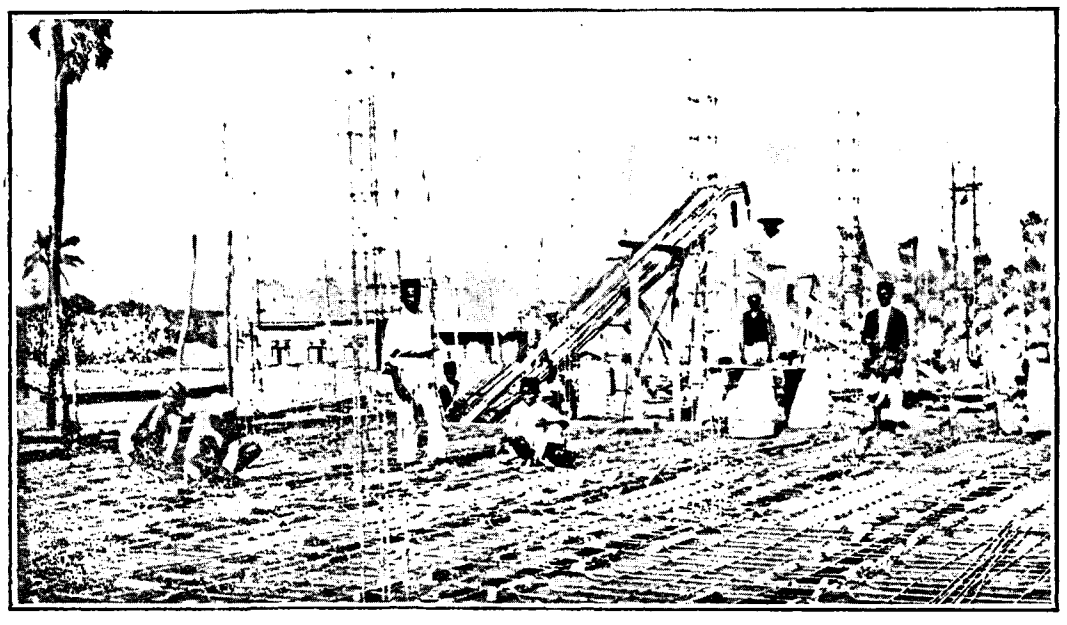


BEAM CENTERING.

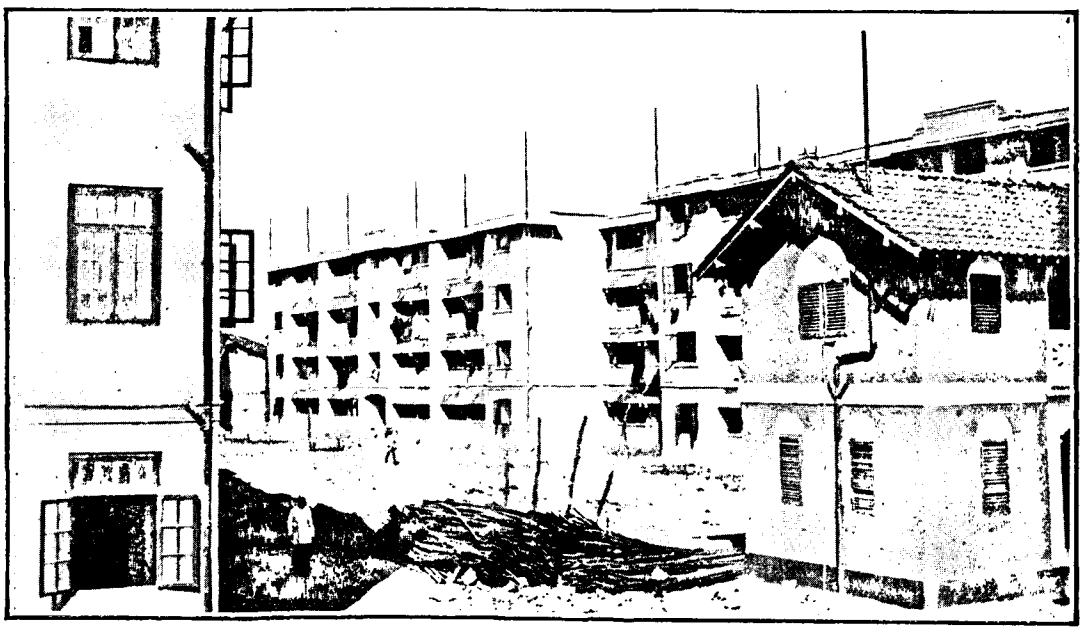
FLOOR CENTERING.



FLOOR AND BEAM CENTERING WITH COLUMN REINFORCEMENTS.



REINFORCEMENT FOR FLOOR, COLUMNS AND STAIRCASE.



FINISHED CHAWLS.

main thoroughfare of the island. Until the Mazagaon Scheme is finished, there seems no possibility of completing Scheme 29 or starting Scheme 37. Unfortunately, legal difficulties and the recalcitrancy of the tenants in occupation of the area have materially handicapped the work and progress has been disappointing. The only comfort to the Engineering Department is that it is not due to any failure on their part to make preparations for and to create an organisation for carrying out the work with speed. The delay is simply due to the fact that instead of having a site on which it is possible to organise work on a basis which will result in rapid and economical construction, it is being carried out under conditions which make work on these lines an utter impossibility. The site is being handed over piece by piece and the pieces are not continuous and are, in many cases, occupied by inhabited buildings out of which the greatest difficulty is experienced in getting rid of the occupants. The Rent Act gives the occupants an opportunity of calling in the Law and although eventually they have to go, the delay in going through the formalities laid down by the Law, and the time taken to obtain decrees cripples the work to an alarming extent. It is hopeless to appeal to the commonsense of the occupants who are unable to see that unless they move out, there is no hope of providing better accommodation for them. Every day's delay in securing possession adds to the cost of the new Chawls to be constructed, and therefore increases their rents.

At the close of the year, the whole portion of the site which required filling had been raised to the required level. Foundations were laid for four Chawls and the ground and first floors of two Chawls were completed. The whole of the steel and cement for the work is on the site. A number of semi-permanent huts were erected to take the displaced tenants from the site of two additional Chawls. The Chawl Superintendent's quarters were completed and are at present occupied by the Resident Sub-Engineer.

(*e*) Foras Road Chawls. 1,520 rooms.

In this Scheme, accommodation was to be provided for about 1,500 Single Room tenements but since the starting of the work, the Board has sanctioned 320 rooms being converted into two room tenements. This Scheme consists of reclaiming an area of about 9 acres of low-lying land situated to the East of Lamington Road between Bellasis and Foras Roads and erecting upon the land thus reclaimed 19 Standard Chawls and a Superintendent's Bungalow.

The work was started at the end of March 1920 and by the end of the monsoon the area had been filled in to a depth of 3 feet on the average.

Work on the Chawls, which are constructed throughout of reinforced concrete was taken in hand in earnest after the monsoon and by the end of 1920, 9 Chawls were in progress. Unfortunately, the non-arrival of the Machinery needed for construction seriously affected the progress of the work, otherwise the Scheme would have been nearing completion by the end of the financial year. As it is, the progress made by ordinary hand labour methods must be considered creditable.

The Machinery required arrived at the end of February and was erected by the end of March just a year after it should have been on the work.

Of the 9 acres comprised in the Scheme, 2½ are occupied by buildings, the remainder being disposed of in roads and open spaces; so that the area cannot be said to be overcrowded. The first two Chawls were practically complete at the end of the financial year and were occupied by employees of the B. B. & C. I. Railway Company before the Monsoon of 1921.

(*f*) Kohinoor Mill Chawls. 500—2 room tenements. This Scheme is one in which the Kohinoor Mill Company, Limited, are providing accommodation for their work people. It was originally to have been taken up under Section 32(*b*) of the Trust Act. However, under a later arrangement, the Mill Company are leasing the site in the ordinary manner and are providing money for the buildings. The work is being carried out through contractors, the plans, estimates, details and general Engineering supervision being supplied by the Trust. The Scheme consists of 500 two room tenements in Chawls of the Single Chawl type on the lines of the Peons' Chawls. The result will be a very great improvement on any Chawls hitherto erected on a large scale and it will be interesting to observe whether the class of people, who will occupy them, will appreciate the advantage of a higher class of accommodation and will utilize it properly.

Development Schemes.

Dadar-Matunga.

Scheme 5.—Area 354 acres.—The work of completing this Scheme was carried on in the face of considerable difficulties owing to the high cost, and the short supply, of the necessary materials.

These difficulties were considerably relieved towards the end of 1920 by the acquisition of Quarries at Sewri whence a regular supply of the stone necessary for the construction of Roads and Masonry for drains has been obtained at a reasonable cost.

Roughly, 13,000 running feet of roads of various widths ranging from 30 feet to 100 feet have been completed during the year together with 12,700 running feet of Pipe Sewers and 13,000 running feet of Storm Water Drains. It is hoped to complete the road work during the current financial year.

Sion-Matunga and Sewri-Wadala.

Schemes 6 & 57.—Area 772 acres.—These two adjacent Schemes have been linked and are practically treated as one scheme for the convenience of our operations. The portion of Scheme 6 to the South of the Mahim Chord was filled before the end of the previous financial year and the road work on this portion was well advanced during the year.

In December just before the Christmas Holidays, there was a large influx into Bombay of refugees from the famine-stricken Districts of the Deccan and an enquiry from Government was received in the matter. The Board decided to commence work immediately on Schemes 6 and 57 although the preliminary work was not completed and the revised estimates were not available.

The Engineer was ordered to put the work in hand without delay and arrangements were made to employ 4,500 famine refugees.

The construction of a Camp of 1,200 semi-permanent rooms for housing the labourers was commenced on the 3rd of January 1921. The Camp was ready and occupied by the 7th of February and work was in full swing by the 15th. Pending the laying of our Broad Gauge Construction Railway from Salamati Hill the work of filling was done almost entirely by hand but material progress nevertheless was made in the areas immediately adjoining the Sion Road to the North of the Mahim Chord Railway. The necessary Locomotives, Rolling Stock and Permanent Way were obtained by transferring a portion of the plant brought out from England for the Dharavi Scheme on which for motives of policy and finance it was decided to proceed slowly. Three Locomotives and 200 trucks started work under the Scheme on the 30th of March, the laying of the Broad Gauge Lines and the erection of the Locomotives and trucks having taken only 45 days to accomplish a very creditable piece of work. After the close of the year, three other Locomotives were placed on this scheme and started working before the Monsoon. The average daily number of coolies at work was 4,300. The average daily number of patients in the Hospital was 15. The average number dealt with daily at the Dispensary was 45. The average number of deaths including children and dependants of the work people was 5 per week. The refugees brought with them into the Camp an epidemic of small-pox. This was promptly dealt with and was stamped out in a month.

At the Southern end of the combined Scheme, the work of removing the formidable barrier of Rock known as the Sewree Quarries was started in May 1920, and was carried out by hand labour until August when the Pneumatic Plant arrived. Since then, the work has been mostly carried out by Machinery with a resultant increase in outturn and the assistance thus rendered to other Trust works on which stone was required has been incalculable.

Scheme 31.—The general Scheme is practically completed, but there still remains for completion the main road between Lalbaug and Elphinstone Road forming part of the Eastern Avenue. This work was delayed on account of objections raised by the Municipality to the lay-out sanctioned by the Board. These have since been overcome, and the Road is being completed during the present official year. The old road is being widened from about 50 feet to 120 feet, a central pathway is being constructed, and the tram lines shifted. The road is a busy one and the whole work is being done with practically no disturbance to the traffic. The make up of the road is on the latest approved lines, with cement bottom and a surface of Trinidad asphalt.

Parel Street Scheme.

Worli Schemes.

Schemes 52, 58 & 61—*Area* 525 *acres.*—The work at Worli really consists of several Schemes, namely, Scheme 52—Worli Proper, Scheme 58—Worli Extension, Scheme 51—The Century Mills Housing Scheme, and Scheme 61.

In connection with Scheme 51, a certain amount of the filling has been done by the Century Mills with spoil obtained from Scheme 52 for which they have paid a royalty to the Trust and engaged a Contractor to do the work; the remaining portion has been done departmentally by the Trust at the cost of the Century Mills.

The area of Scheme 58 has been made over to the Municipality temporarily and they are using the spoil from the area to fill in the Storm Water Reservoir behind the Vellard.

The Worli Scheme was sanctioned by Government on the 11th of October 1919.

The latter part of October, the whole of November and the greater part of December of that year was occupied in making a complete and accurate contour survey of the area comprised within the four Schemes, and from this survey, the quantities of cutting and filling were determined.

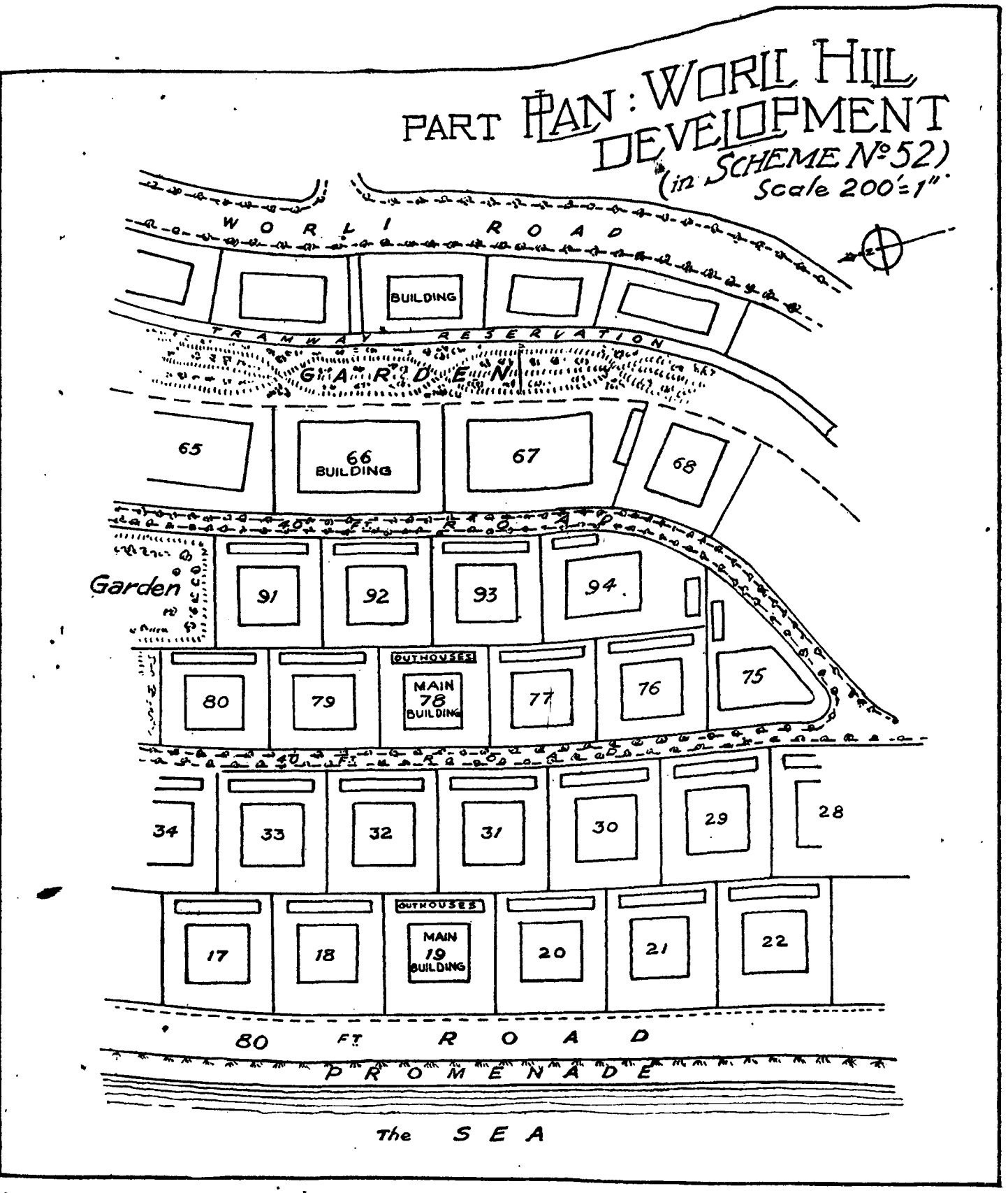
A general idea of the lay-out of Scheme 52, Worli Proper, is that on the West of the present Worli Road, the hill will be cut in such a fashion as to provide a series of five Terraces which will be laid out into plots, the bungalows on these plots being so arranged that each bungalow will get a direct view of the sea. A reference to the plan attached to this report will make the lay-out clear. On the East of the Worli Road, the large area of low-lying ground will be raised to such a level as will prevent its being flooded and on this reclaimed area, which amounts to about 132 acres, Chawls for the poor will be erected on the more easterly plots, and for the middle classes on the plots adjoining the Worli Road.

Acquisition was commenced immediately the Scheme was declared, and the first portion of land was taken over early in June 1920 when the work of preparing the ground preliminary to starting on the actual work of reclamation on a large scale was put in hand.

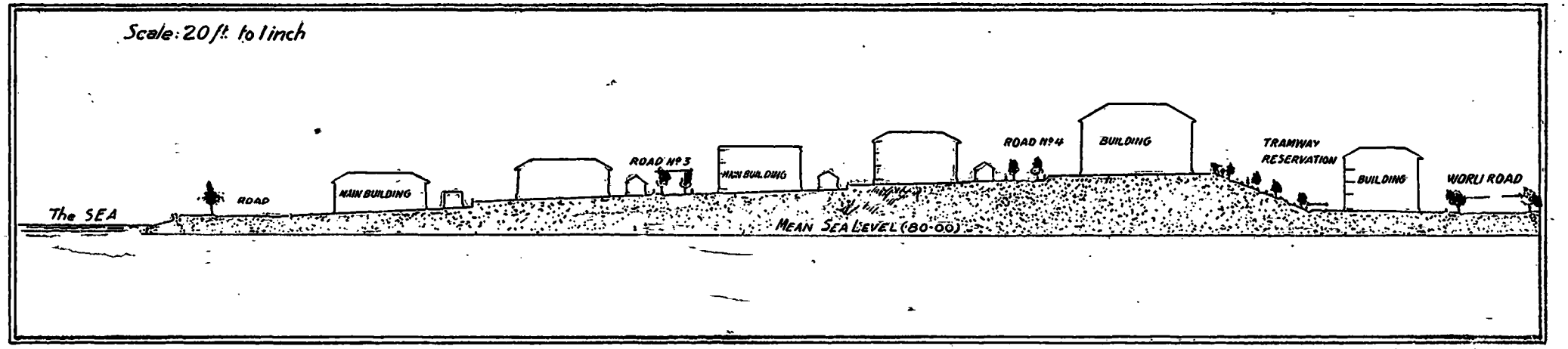
Previous to this, arrangements had been made for the purchase of the necessary Locomotives and tipping wagons in England and for secondhand Railway track in this country.

Unfortunately, it was impossible at the time to get rails of the weight which would have been best suited to the work and we had to content ourselves with 41½lb. rails which are really too light.

Towards the end of June, the laying of the Railway track was commenced and the necessary cutting and filling in connection with this work was done by hand; by the end of July, a considerable length of track had been laid and in order to facilitate the completion of track laying, an intermediate rail with a 2′-6″ gauge was laid and Tip Trucks were borrowed from Scheme 5 and the filling continued by hand-shunted trucks.



PLAN B—HOW THE RECLAIMED LAND WILL BE DEVELOPED FROM WORLI ROAD TO THE SEA.



CROSS SECTION C—FROM WORLI ROAD TO THE SEA : PLAN B AND THIS CROSS SECTION ILLUSTRATE HOW EVERY BUILDING, EXCEPT THOSE ON WORLI ROAD, WILL POSSESS A VIEW OF THE SEA

By October 13th one engine had been put together and the first train-load of spoil was transported by a Locomotive. The average daily output of earth dumped at this period was 180 wagons per day: at the end of the period under review, 8 Locomotives and 300 wagons were in commission and the maximum daily output had reached 1,425 wagons of earth dumped. The diagram of daily output gives a continuous record of the operations during this period.

The nature of the ground consisting as it does of a large quantity of solid rock and the remainder of huge boulders interspersed freely among the Muram has made work extremely difficult and somewhat dangerous, but, in spite of this, the progress during the year has been most satisfactory, the amount of filling done by the 31st of March 1921 being as follows:—

By hand	2,140,000	Cubic feet.
By train	14,000,000	,,
By Cart	320,000	,,
making a total of	16,460,000	Cubic feet.

Besides this 130,000 Cubic feet of rubble stone has been quarried and 75,000 cubic feet of Metal broken.

The work of making the Rubble core of the sea-wall was pushed forward in order to protect the filling against the sea during Monsoon and 490,000 cubic feet of this hearting was completed by the 31st of March 1921.

7-A. It is possible that a short description of the organisation created for carrying out the work and a few notes on our experiences with the Machinery employed will be of interest and use to others engaged on similar works in India. The following details and remarks refer to the Worli Scheme in particular, but the remarks on the 'Control of Works' apply generally to all schemes.

Control of Works.

The eventual control of expenditure and everything else lies, of course, with the Board, but the Board, recognising that economy and speed in working could only be obtained by a procedure by which, in case of necessity, instant decisions on points which are bound to arise during the execution of works on a large scale could be obtained, formed a Works Committee to which the Executive could refer for sanction to anything which exceeded their own powers. This Committee has fully justified its existence and been of incalculable value in enabling the work to be proceeded with during the exceedingly difficult times created by the aftermath of War. Indeed, without its assistance, nothing substantial could have been done.

As regards the detailed control of expenditure on the work itself, a system is in force by which the Engineer is kept fully informed day by day of the expenditure on the work. At the same time, the officer in direct charge of the Work has to watch the expenditure on each sub-head of the Work, so as to see for himself whether the work is being carried out according to intention or not.

Staff.

The Staff consists of a Senior Officer, in this case the Deputy Engineer Mr. Irens, under him, a Mechanical Assistant Engineer, a Junior Asstt. Engineer on the Civil Engineering Side, 2 Sub-Engineers and 10 Overseers and Ganger and the usual complement of Clerks, Timekeepers and Checkers.

Workshop.

To deal with all ordinary repairs to Rolling Stock and Plant, a Workshop with the necessary machinery, tools, etc., has been installed and has proved invaluable in operations. Indeed, many repairs, which would have been classed as extraordinary, have been dealt with at this Shop in the ordinary course of the day's work, and it is hoped that it will shortly be able to undertake work for other Schemes for which local firms charge heavily.

Labour.

Labour on the Worli Scheme consists of two types :—

(a) Coolies directly engaged, supervised and paid by the Trust ;

(b) Coolies employed by petty Labour Contractors, the Contractors being paid a piece work rate on the work done by their labour.

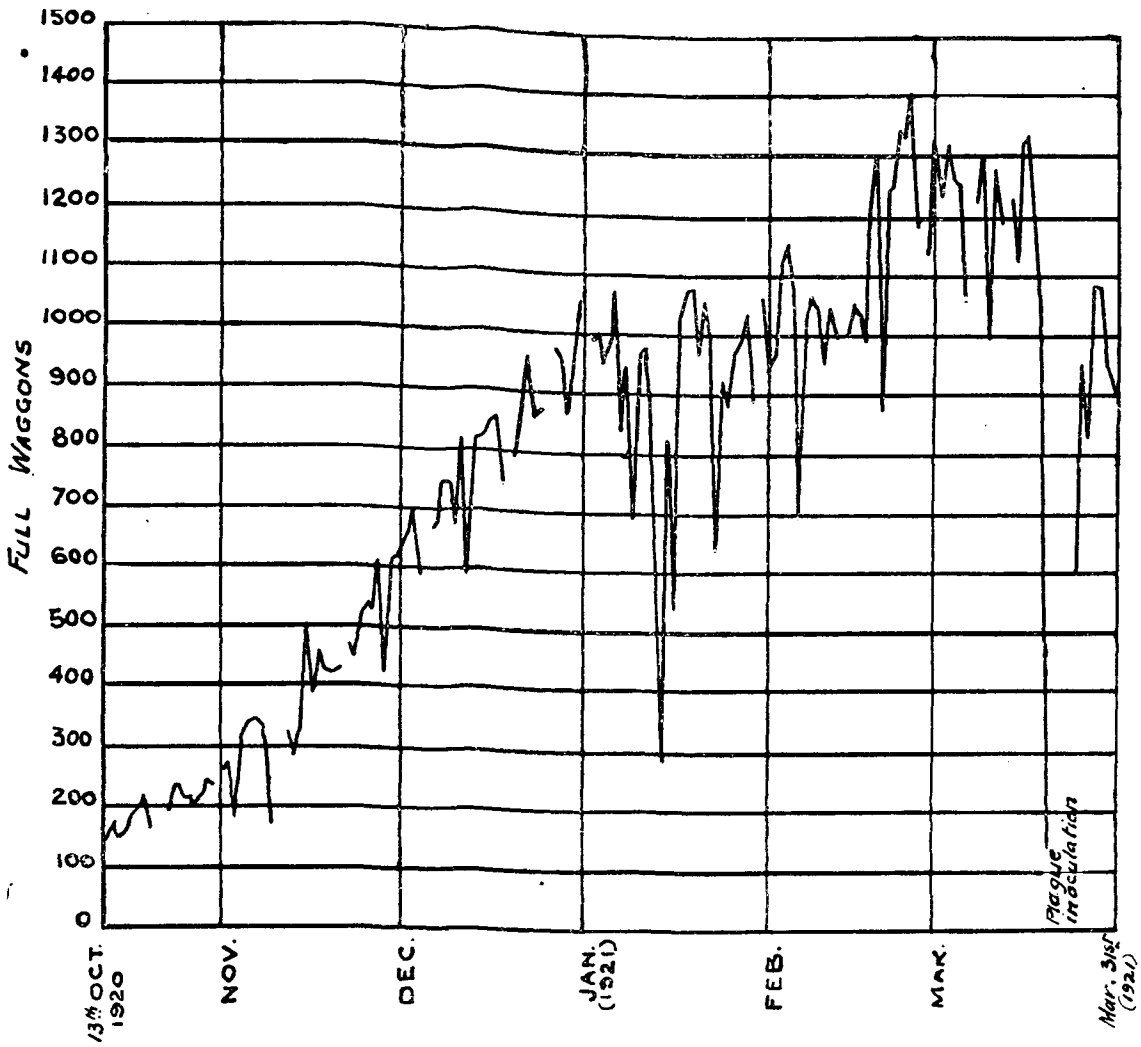
For all this labour housing accommodation is provided on the Works, and no difference is made between our direct labour and the labour employed by the petty Contractors.

To provide this Housing, the old Military Segregation Camp was acquired and made the nucleus of an enlarged Camp ; in addition two other Camps were erected providing in all 800 units of labour quarters complete with necessary latrines, Washing Places, etc.

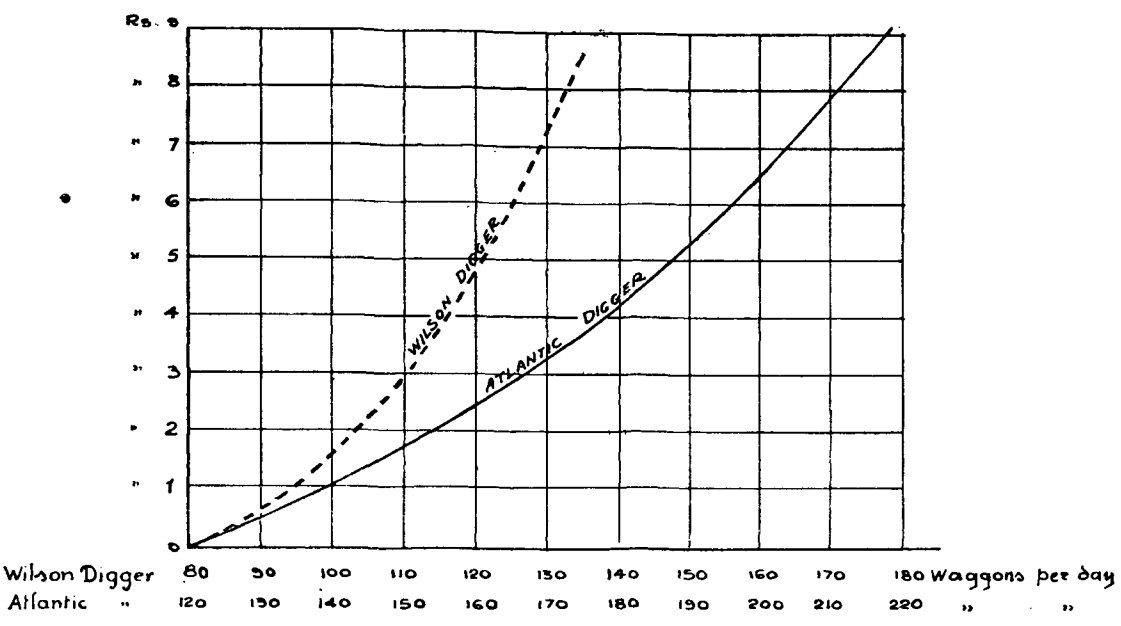
Complete water arrangements were installed on a system by which waste was reduced to an absolute minimum and this proved of the greatest value during the acute water shortage which existed towards the close of the year. At one time the amount of water supplied by the Municipality was under a gallon per head of the population on the work, and so the remainder had to be found from wells which had to be treated daily with permanganate to make them safe for use.

A dispensary and Hospital were installed and a Medical Officer appointed, and these arrangements have proved of the utmost benefit in keeping the health of the labourers up to a high standard and the work has in consequence benefited to an enormous extent.

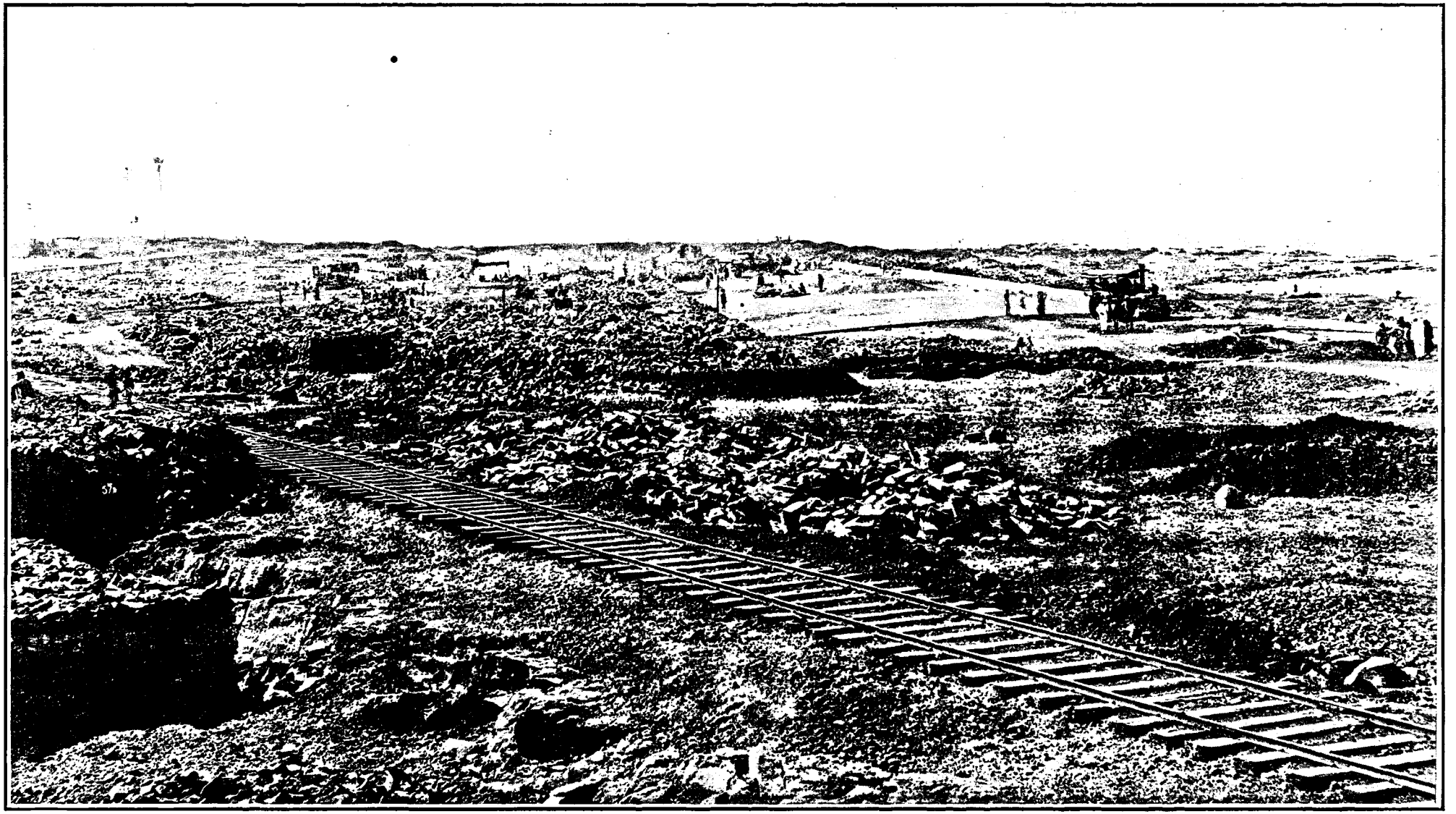
At the end of March and the beginning of April, plague broke out in one of our Camps in a very virulent form ; the first indication which we had was six attacks and five deaths in the first 24 hours. Steps were at once taken to combat the outbreak and within 4 days 4,000 people were inoculated against the disease and the outbreak practically stopped. It is impossible to speak too highly of the great assistance rendered by the Municipal Health Officer and his staff who personally supervised the measures taken in these trying circumstances.



GRAPH OF
DAILY WAGGON OUTPUT
(WORLI SCHEME No 52)



BONUS ON OUTPUT
(WORLI SCHEME No 52)



NEW MARINE ROAD AT WORLI UNDER CONSTRUCTION.

Quarters have been provided for the resident supervising staff in temporary bungalows. These bungalows, of which an illustration and plan is given cost just over Rs. 4,300 to build and are found most comfortable and sanitary. Drainage arrangements are included in the cost.

A Grain Shop was started and has proved of great value to the work people and its nett cost to the Trust has been small.

In connection with all our labour, a Bonus system has been adopted by which any quantity of work done, over and above the standard fixed, is paid for at a slightly higher rate, the extra cost per unit on this being more than covered by the saving on overhead charges. The method of applying the bonus varies with the class of work. The standard for each class of work is fixed in various ways ; for ordinary coolie labour, for instance, the standard above which bonus is earned is the filling of 6 trucks per day for a gang consisting of 6 persons. Taking the standard rate per truck as Rs. 1-12-0, the rate for filling the 7th truck would be Rs. 2-1-0, for filling the 8th truck would be Rs. 2-5-0 and so on. As a matter of experience, we have never had 8 trucks filled by a gang so far.

It is obvious that the coolies would not be able to earn their bonus unless the Railway staff work co-operated with them so that it is necessary to have a bonus also for the Railway staff. The bonus in this case is fixed on the number of journeys made by each engine and the crew get the bonus for any extra journey divided amongst them.

In connection with the Mechanical Diggers, the bonus is again fixed in a different way and is illustrated by the curves shown on the diagram. The effect of this bonus is distinctly greater efficiency and increased speed of the work.

Experiences with Rolling Stock and Plant.

Permanent Way.—As stated above, the section of rail employed is undoubtedly too light for work, but as no other was available, we had to take what we could get ; at the same time, it would have been more economical to use 60lb. sections instead of 41¼, if we could have got them.

As regards Sleepers we have found that Chir and Deodar, although fairly satisfactory during the dry weather, give trouble during the rains especially at the steep grades owing to the fastenings drawing and that, generally, hard wood Sleepers, although more expensive in first cost, are more economical in the long run owing to fewer derailments.

An interesting experience in the matter of dog spikes is that we find that we can make our own spikes of a more satisfactory pattern and from 20 % to 30 % cheaper than we can purchase them locally and this after allowing fully for all overhead charges and a small profit to the shop.

Rolling Stock.—There are two types of Locomotives on this work 0-6-0 and 0-4-0, the former being old Contractors' engines bought through Messrs.

Pauling & Co. and the latter new Engines constructed for the Trust by Messrs. Hawthrone Leslie & Co. and The Avonside Engineering Co., Ltd.

Our experience rather leads us to prefer the 0-6-0 type, as although they will not take quite so sharp a curve as the 0-4-0 and are perhaps a little more liable to derailment, the derailments are never so serious as with the 0-4-0, because with the 0-6-0 usually 4 of the wheels keep the track and in the worst cases two ; with the 0-4-0, all the wheels come off and the engines, which are heavier, have to be lifted bodily on to the track again.

The trucks are to the design of our Consulting Engineers Messrs. Rendel Palmer and Tritton tipping to one side. They have proved very satisfactory, so far as the design is concerned, but we had a considerable amount of trouble with the couplings to start with, owing to bad welding, probably due to the upset in the Labour World after the war. The wheels of one lot of trucks are also giving trouble as they are grooving very badly, the chilling having been indifferently done.

Two Steam Navvies have been received one, the American Atlantic type was in commission in February, but as the crew had to be trained, the output was low during the year under review. It has very greatly increased since, especially owing to the operations of the Bonus system.

In connection with this Digger, the points to be remembered in future not only with Steam Navvies but with all other American Machinery, are that American Boiler regulations are not up to the standard required for Bombay and considerable difficulties had to be overcome in this connection.

The Wilson Digger arrived too late to be in commission during the year but has been working very satisfactorily since. It has the advantage of the Atlantic that although it is smaller, it has an all round delivery and so is more flexible, and can work in a more confined space.

Like everything else in the way of Machinery, it is necessary to proceed cautiously in introducing Labour Saving devices. In the first place, a device, which will save money in England or America, will not necessarily be economical in India on account of the difference in wages ; also for a considerable time after the introduction of new Machinery into this country, one has to reckon with passive resistance on the part of the work people. This has been very noticeable in the case of these Mechanical Diggers and, strangely enough, some of the opposition has come not merely from the Labour, which is to be expected, but from some of the technical staff, where one would have imagined a sufficiently enlightened intelligence would have convinced them of the desirability of saving on labour and increasing in speed the operations in which they were engaged.

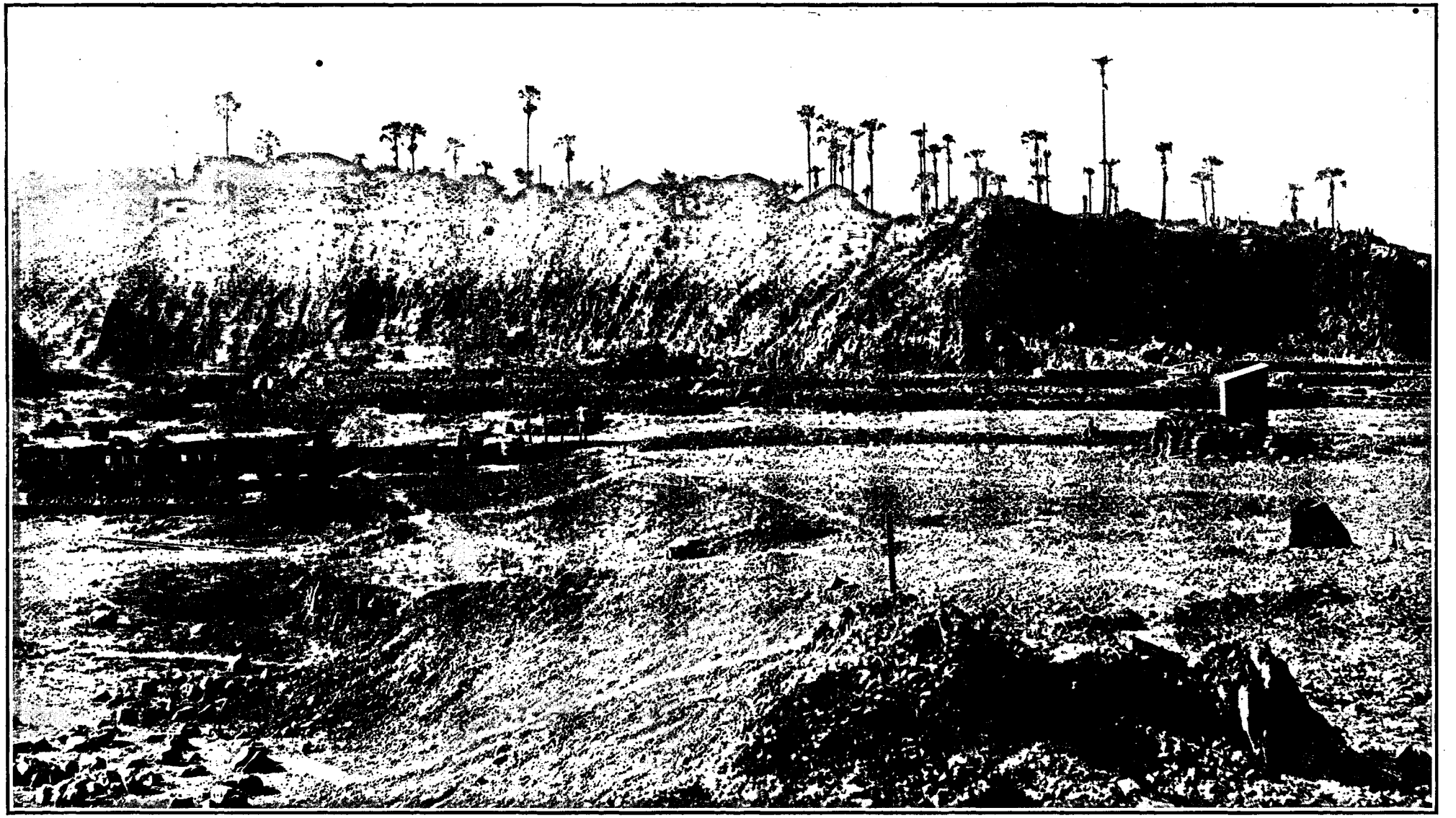
Administration.

Trust's Programme.

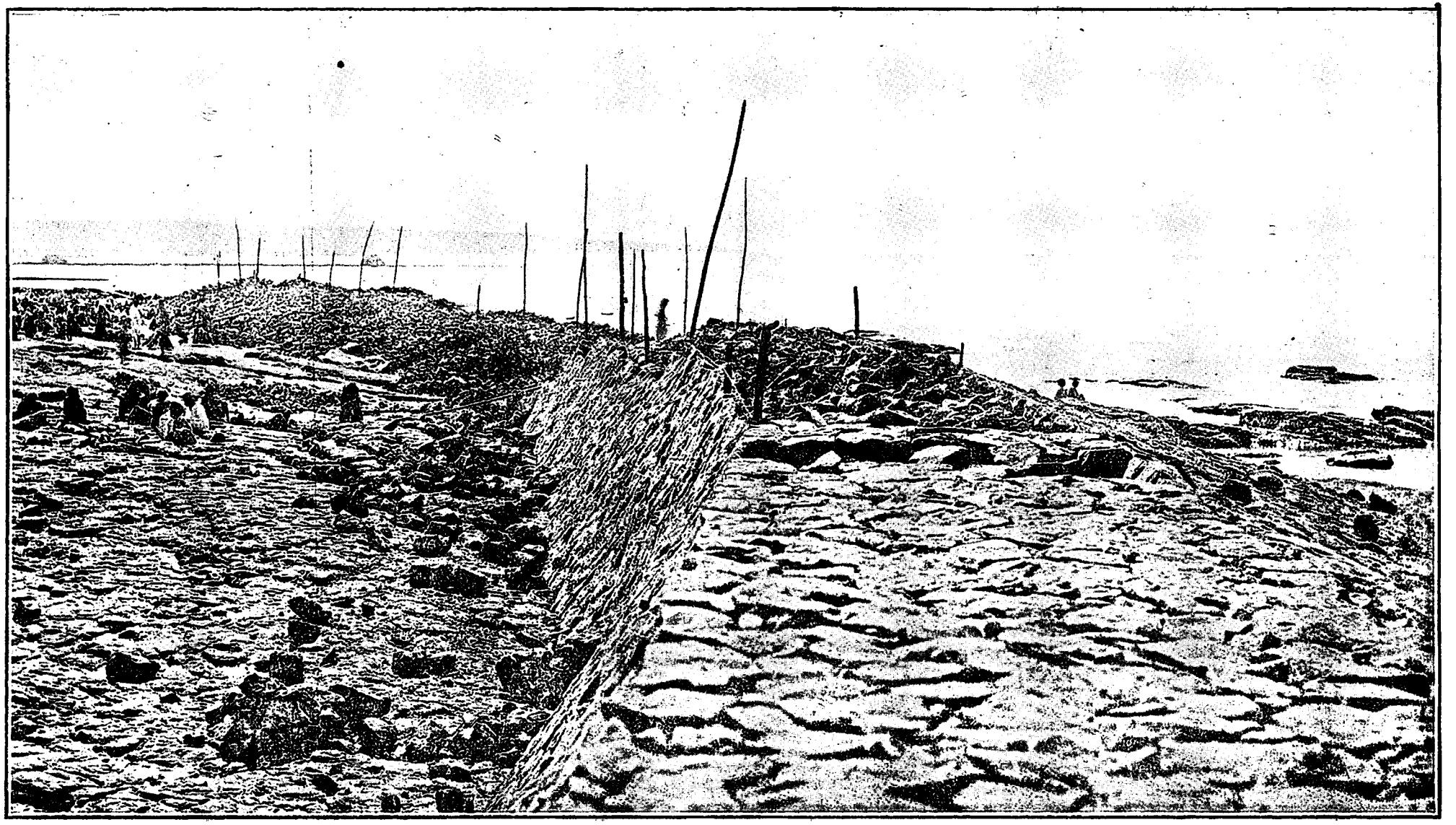
8. No new street or improvement schemes were notified or sanctioned.

SCHEME 50.—MAZAGAON STREET SCHEME.

Detailed estimates for the works amounting to Rs. 15,97,450 were sanctioned. This amount exceeded the original estimate by 1·5 lakhs but was covered by the savings from " Land Acquisition."



THE GAP AT WORLI LOOKING SOUTH.



WORLI SEA WALL UNDER CONSTRUCTION.

Schemes 52, 58 and 61.—Worli, Worli Extension and Fergusson Road Street Schemes.

Sanction of Government was obtained for the application of the urgency clause of the Land Acquisition Act in respect of certain lands in order that the progress of the works might not be impeded. The general lay-out of the lands included in these three schemes was sanctioned and a schedule of rates per square yard was prepared for the several plots.

Dharavi Street Scheme.

Scheme 56.—The detailed estimate for the scheme which was prepared in the early part of the year showed the total cost of the scheme as Rs. 193 lakhs but in view of the Board's decision to proceed slowly with this scheme and to accelerate the work in the neighbouring schemes of Sion-Matunga and Sewri-Wadala, the estimate must be revised, and will probably be reduced. The question of giving out on contract the filling work on this scheme was discussed, but finally abandoned in favour of departmental working. [*Vide* T. R. 19 of 1921 printed as appendix O—2.]

David Mills Chawls Scheme No. 65.

Poorer Classes Accommodation Schemes.

This is a scheme to provide 540 single room tenements for the employees of the David Mills near the Mills. In addition to the tenements the scheme provides for a recreation ground, dispensary, and a school. The Mill Company has agreed to pay for the cost of construction and the Board have arranged for the acquisition and purchase of the land required. Work is in progress.

Police Accommodation Schemes.

Vigorous efforts are being made to complete all these Schemes. There are 20 of them in all, either completed, in progress or in contemplation. Detailed information regarding the execution of the Schemes is given in Appendix H. During the year Rs. 13,88,000 were paid by the Board for the construction of buildings.

Changes in Trust Estates. Schedule C—Government lands.

9. There was no change in Schedule C lands except that 576 square yards were resumed in Marine Lines Estate (for the Municipality) on payment of Re. 1 to the Trust (nominal compensation).

Schedule D—Municipal lands.

The Trust received Rs. 12,529 for 1,289 square yards of land resumed for the Moreland Road Primary School, out of Schedule D lands.

The nett changes in Board's Estates during the year are shown in the following statement. Full details are given in Appendix D-4.

		As at the beginning of 1920-21.	As at the end of 1920-21.
	Developed Land.	Sq. yards in thousands.	Sq. yards in thousands.
Appendix D-4, col. 5 ..	Permanently leased	2,085	2,272
„ „ „ 5 ..	Trust's chawl sites	80	84
„ „ „ 9 ..	Yet to be permanently leased ..	231	211
„ „ 12,13 & 14	Remainder—roads, open spaces, etc.	952	1,230
„ „ „ 15 ..	Total. ..	3,348	3,797
„ „ „ 7 ..	Rent of permanently leased area ..	Rs. 21·3 lakhs	Rs. 22·2 lakhs.
	Undeveloped Land.		
„ „ „ 16 ..	Area in thousands of sq. yards ..	3,789	6,363
„ „ „ 17 ..	Cost of acquisition..	Rs. 258 lakhs.	Rs. 410 lakhs.

At the end of 1920-21 out of a total area of 2,200 acres vested in or acquired by the Trust it will be seen that about $\frac{3}{5}$th remained to be developed; of the developed area $\frac{1}{17}$th remained to be leased. The average value of the leased plots is Rs. 24 per square yard; that of the land yet to be leased is estimated at about Rs. 11 per square yard.

Progress of development (plans.)

10. The progress as regards preparation of final development plans was confined mainly to the Worli Estate which comprises the lands included in Schemes 52, 58 & 61 and admeasures about 525 acres. The lay out of this Estate provides, *inter alia*, for the construction of a marine drive and promenade about one and a half miles in length, the provision of a large number of first rate building sites on the western slope of the hill and on the Point, a park admeasuring over 20 acres and several smaller recreation grounds and gardens. It also provides for the widening of Worli Road from 60 to 100 feet while an area of nearly 80 acres on the east side of Worli Road has been set aside as a site for workmen's dwellings and an additional 16 acres for the new Koli Village.

The Board also sanctioned a variation of the lay-out of the Kingsway, which will now be as follows—two 18 feet side foot paths, two 36 feet carriage ways, and a central portion (with trams) 50 feet in width. The trams will run along the middle of the central way, and between the trams and the edge of the central way there will now be ample room for pedestrians. The original arrangement allowed of spaces 10 feet wide on each side of the trams, but by widening the central way to 50 feet, the width of these spaces has been increased to 16 feet.

Dishousing & Rehousing.

11. Up to the beginning of the year 1920-21 Completion Certificates had been granted for 554 buildings on Trust Estates (exclusive of Police and Trust Chawls), and taking into consideration the buildings which had been occupied with permission without Completion Certificates, the accommodation that had been made available by private enterprise was as follows:— 2,347 shops, 462 godowns, 1 shoeing Forge, 3 Soda Water Factories, 1 Rope Factory, 3 Soap Factories (one having one store room, one packing room, two office rooms and one hall) 1 Tin-smith's shop, 1 Iron Foundry, 1 Church, 4 Theatres, 4 Temples, 8 Showrooms, 13 Workshops, 9 houses for clubs and other associations, 6 Schools, 1 Music School, 4 Hospitals, 2 office buildings, 9 electric sub-stations with four offices, 1 office, 1 Jamatkhana, 4 Hotels, 1 Hostel, 81 Motor Garages, 31 Coach-houses and Stalls, 3 Motor Workshops and a Show Room, 1 Printing Press, 1 Lecture Hall, 1 Stable for ten bullocks, 1 Foundling Home accommodating 300 inmates, 1 Paper Sorting Workshop, 1 Silk School, 1 Weavers' Shed for 50 looms and a rope factory, 1 Photographic Studio, 1 lying-in-Hospital for 22 beds, 1 Post and Telegraph Office, 1 building for Hospital and School purposes, 1 building for Marriage ceremonial purposes, 16 milch cattle stables for 4,275 animals, 1 Cabinet Workshop, 1 Sanitary Institute, 1 Stable, 3 Sheds for Tramway Co's. Workshops, 1 hall, 1 Library, 1 Office, and Godown, 2 Store Rooms, 10,645 tenements for families, (4,864 of which were one-room tenements, 1,625 two room tenements, 2,591 larger tenements and 1,565 servants' quarters).

In 1920-21 Completion Certificates were granted to 56 new buildings and in addition permission was given for the occupation of 54 buildings almost complete. The following further accommodation was thus made available by private enterprise:—

219 Shops, 50 godowns, 34 garages, 3 Coach-houses, 2 show-rooms 2 workshops, 26 Store Rooms, 1 Silk Factory, 1 Office building, 1 Hotel, 1,264 tenements for families (667 of which were one-room tenements, 217 two-room tenements, 275 larger tenements and 105 servants' quarters.)

The number of vacant tenements in the Trust's acquired houses and chawls was nil at the beginning and nil at the end of the year. These figures are exclusive of tenements closed as unfit for human habitation. 53 old buildings on the Trust Estate were demolished, containing 673 tenements, of which 512 were of one room each. In accordance with the usual practice the dishoused tenants were offered accommodation in neighbouring Trust buildings or chawls, and almost all the tenants accepted the accommodation offered. The new residential accommodation made available for the City population in the Trust Estate during the year (neglecting shops and other non-residential quarters) amounted to 2,165 tenements *viz.*—

	Tenements.
Lessees' houses	1,264
Sion Matunga S. P. Sheds	6
Nowroji Hill S. P. Sheds	60
Agripada East ,, ...	320

Agripada West and Central S. P. Sheds ..	9
Foras Road S. P. Sheds	8
Byculla Police Accommodation	150
Chinchbunder Police Accommodation	53
Mahim Police Accommodation	102
Palton Road Police Accommodation	267
Mazagaon Police Accommodation	89
Sandhurst Road East Police Accommodation ..	191
Sandhurst Road West Police Accommodation ..	34
Lamington Road Police Accommodation	197
	2,750
Less 585 semi-permanent sheds demolished ..	585
Total ..	2,165

The long standing balance against the Trust in the way of an excess of tenements demolished over new tenements provided on their estates was thus substantially reduced by 1,492 tenements, and now stands at 3,041 as shown below :—

Tenements demolished upto date		24,428
Tenements provided in Trust chawls, including Spring Mills Chawls,	5,512	
Tenements provided in semi-permanent camps	1,722	
Tenements provided in Police Chawls	2,245	
Tenements provided in Board's Lessees' Buildings	11,908	
		21,387
Balance against Trust		3,041

Details are given in **Appendices N (1) and N (2)**.

The following table shows for the last five years the number of buildings, shops and tenements constructed in the city of Bombay both within and without the Trust's estates.

	No. of buildings.			Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
	New.	Altered.	Total.	No.	Floor area. Sq. yds.	No. of tenements.	Floor area Sq. yds.	
1916-17.								
In Trust estates ..	73	..	73	201	9,646	1,208	39,656	49,302
Outside „ „ ..	340	164	504	450	44,254	3,344	60,065	1,04,319
Total ..	413	164	577	651	53,900	4,552	99,721	1,53,621
1917-18.								
In Trust estates ..	73	..	73	212	5,407	1,207	51,462	56,869
Outside „ „ ..	203	176	379	264	22,231	2,419	45,618	67,849
Total ..	276	176	452	476	27,638	3,626	97,080	1,24,718
1918-19.								
In Trust estates ..	72	..	72	354	10,697	1,646	62,377	73,074
Outside „ „ ..	522	275	797	430	28,253	2,779	47,487	75,740
Total ..	594	275	869	784	38,950	4,425	1,09,864	1,48,814
1919-20.								
In Trust estates ..	57	..	57	295	6,949	1,268	68,809	75,758
Outside „ „ ..	507	246	753	432	25,974	2,239	42,761	68,735
Total ..	564	246	810	727	32,923	3,507	1,11,570	1,44,493
1920-21.								
In Trust estates ..	96	..	96	312	9,254	2,822	82,591	91,845
Outside „ „ ..	208	130	338	237	27,653	1,779	27,304	54,957
Total ..	304	130	434	549	36,907	4,601	1,09,895	1,46,802

Disposal of Lands.

Long Leases.

12. By their Resolution No. 472 dated the 23rd November 1920 the Trustees abandoned their long standing practice of fixing ground rents of plots let on building leases at 4½% of the capital value of the land and decided to increase the rate to 6%; at the same time they decided to permit lessees who pay the new rate to commute their rents at 18 years' purchase instead of at 22¼ and to extend the period during which commutation may be effected from 5 to 10 years from the date of the lease. On account of this change the rate at which ground rents are capitalized in the various tables in this report is 22¼ years' purchase for plots let before the 23rd November 1920 and 18 years thereafter.

Including one plot in East Agripada utilized by the Board as a chawl site the number of plots let during the year was 43 having a total area of 1,94,457 sq. yards and valued at Rs. 63,63,760. In addition 5 plots having an area of 7,535 square yards were sold outright for Rs. 88,290. Deducting one plot which was resumed during the year the total number of plots disposed of up to the end of 1920-21 is 1,866 measuring 23,64,860 square yards, valued at Rs. 5,45,35,106 and having an annual rental of Rs. 23,24,167.

Taking 6 per cent. on the amounts receivable on account of sales and premia as the equivalent of annual rent the figures indicating progress in the disposal of the Board's lands in the year stand as follows :—

No.	Particulars.	No. of plots.	Area sq. yds.	Capital value Rs.	Annual rent Rs.
I	Plots leased	43	1,94,457	63,63,700	2,66,503
II.	Lands sold	5	7,535	88,290	5,297
III	Total plots disposed of ...	48	2,01,992	64,51,990	2,71,800
IV	Plots disposed of in 1920-21 or earlier but relinquished to the Board...	1	1,332	29,637	1,332
	Net Total ..	47	2,00,660	64,22,353	2,70,468
	Corresponding figures for 1919-20.	551	6,52,935	68,28,129	3,05,718
	Do. 1918-19.	253	2,96,701	50,56,814	2,25,098
	Do. 1917-18.	181	2,57,212	40,04,505	1,79,028

In Appendix G are given the details of leasing on each estate.

In point of numbers and area the result shows a great decrease when compared with the previous year which was one of great prosperity. The capital value of the lands disposed of was however only Rs. 4 lakhs less and their annual rental only Rs. 25,000 less than in the previous year. The explanation is to be found in the fact that the plots let during the last 2 or 3 years were relatively cheap plots in the recently developed Dadar-Matunga Estate, and the plots let during the year were situated more or less in the heart of the town. Rapid progress is being made with the further large schemes of development on hand, but it will be some time even yet before any large number of plots in them will be really available for actual building purposes.

Short Leases.

13. There were 944 acquired buildings in charge of the Trust at the commencement of the year, and 308 were acquired during the year; whilst 53 were demolished.

At the end of the year the Trust had 1,199 such buildings containing 12,979 tenements of the aggregate gross annual rent of Rs. 16,56,312.

The net change during the year is:—

On	Build-ings.	Tene-ments.	Gross rental in lakhs.	One-room tene-ments.	Two-room tene-ments.	Larger tene-ments.	Shops.	Go-downs.	Fac-tories, etc.
			Rs.						
1-4-1920	944	10,865	14·24	7,912	941	523	977	364	148
31-3-1921	1,199	12,979	16·56	9,453	1,223	739	1,068	399	97

The rents realised from acquired buildings in 1920-21 aggregated Rs. 14,20,653.

The total temporary revenue realized during the year was Rs. 17,16,615 which compares with the corresponding figures of the previous two years as under :—

Particulars.	1918-19	1919-20.	1920-21.
	Rs.	Rs.	Rs.
Rents from acquired buildings	12,05,299	13,20,852	14,20,653
Rents from lands let for temporary structures, etc.	2,36,194	2,22,127	2,33,189
Rents from lands let for storing materials, etc.	27,566	25,396	23,012
Rents from lands let for cultivation, etc...	46,312	45,248	39,761
Total ..	15,15,371	16,13,623	17,16,615

14. The average population in the Board's chawls and semi-permanent camps was 21,261 as shown in the following table :—

Serial No.	Names of chawls and semi-permanent sheds or health camps.	Average population.	Deaths from											Analysis according to age.				Death-rate per 1,000 in				Death-rate in Municipal sections.	Remarks.
			Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other causes.		Total excluding outsiders.	Under one month.	Over 1 month & under 12 months	Over 1 year and under 10 years.	Others.	1917.	1918.	1919.	1920.		
			A	B	A	B	A	B	A	B	A	B											
1	Agripada A chawls	1,195	..	..	..	..	..	..	2	..	31	1	33	..	2	3	28	28·81	66·10	43·26	27·61	57·10	
2	„ B chawls	2,709	..	..	..	..	..	2	8	2	71	5	79	2	8	18	51	26·37	51·61	39·21	19·60	57·10	
3	„ C chawls	1,612	..	..	..	..	2	1	8	..	48	2	58	2	15	9	32	24·07	58·64	43·88	19·25	57·10	
4	Nagpada A chawls	495	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	8·33	31·25	18·70	2·02	43·81	
5	„ B chawls	497	..	..	..	..	..	..	..	..	1	..	1	..	..	..	1	22·59	30·20	8·32	2·02	43·81	
6	Chandanwadi chawls	2,193	..	..	..	..	..	..	1	..	42	3	43	..	2	10	31	23·03	37·20	34·12	14·14	39·70	
7	Imamwada chawls	2,918	..	..	..	..	..	1	4	..	35	8	39	..	2	5	32	14·65	34·72	23·22	11·06	49·84	
8	Princess Street chawls	236	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	8·62	21·55	4·07	8·91	31·88	
9	Mandvi-Koliwada chawls ..	756	..	..	..	..	..	..	1	..	4	..	5	..	..	2	3	6·30	11·54	7·70	3·97	38·03	
10	Suparibaug chawls	1,579	..	..	..	..	..	..	..	..	14	1	14	1	1	1	11	8·44	32·40	10·13	6·97	51·08	
11	Chinch Bunder chawls	1,504	..	..	..	..	..	..	..	..	9	..	9	..	..	2	7	12·74	34·57	16·62	4·65	49·84	
12	Clerk Road „	1,255	..	..	..	..	..	..	..	1	4	2	4	..	..	..	4	..	..	..	3·19	57·10	Blocks 1 and 2 occupied 1st January 1921.
13	Semi-permanent sheds, Palton Road	991	..	..	..	..	..	..	..	..	9	..	9	..	..	1	8	27·38	21·62	27·46	8·88	61·70	Blocks 3 and 4 occupied 1st February 1921.
14	„ „ Chaupati ..	871	..	..	..	..	..	..	..	..	19	..	19	1	1	3	14	8·25	46·02	24·57	16·07	37·29	
15	„ „ Agripada ..	1,106	..	..	..	..	..	..	..	..	4	..	4	..	..	..	4	13·72	18·30	4·78	3·96	57·10	
16	„ „ Suparibaug ..	381	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	1·69	22·00	10·64	5·31	51·08	
17	„ „ Nowroji Hill ..	624	..	..	..	..	..	..	..	..	2	..	2	..	..	..	2	..	22·01	18·64	3·79	38·53	
18	„ „ Chinch Bunder ..	332	..	..	..	..	..	..	..	..	3	..	3	..	..	..	3	..	..	6·11	8·85	49·84	
	Total ..	21,261	..	..	..	..	2	4	24	3	301	22	327	6	31	54	236	17·80	38·12	25·20	15·52		
							6		27		323					327		34·09	59·61	70·04	46·80		Whole City.

A = Regular residents. B = Outsiders brought in sick or diseased.

The figures in the statement are highly satisfactory compared with previous years. It will be seen from the marginal statement of the death rates per 1,000 from 1912 to 1920, (*a*) that the death rate in the chawls gradually decreased from 1912 to 1917 (*b*) that then it went up again in 1918 and 1919 on account of the Influenza epidemic (*c*) that the death-rate during 1920, the year under review, is the lowest of all and (*d*) that in most of these years the death-rate in the chawls was much lower than the average mortality of the City.

Year.	Death rate per 1000 in Board's Chawls.	Death rate per 1000 in whole City.
1912	36·33	38·17
1913	25·49	33·65
1914	27·30	28·55
1915	22·13	27·51
1916	19·44	31·21
1917	17·80	34·09
1918	38·12	59·61
1919	25·20	70·04
1920	15·52	46·80

During the year the 4 blocks of chawls built by the Trust in 1900, namely the Agripada A chawls, show the highest death-rate, but even that is only one half the death-rate of the Municipal section in which these chawls are situated.

Separate blocks or floors are reserved as far as practicable in the chawls for each of the several communities, *viz.*, Hindu, Musulman, Christian, etc. The following table gives the classification of the inmates of the chawls by communities according to the census of January, 1921.

Chawls at.	Low caste Hindoos	Other Hindoos.	Mohamedans.	Christians.	Jews.	Others.	Total.
Agripada..	1,780	2,413	510	714	6	....	5,423
Chandanwadi	304	1,093	160	561	....	....	2,118
Princess Street	....	231	....	....	....	....	231
Imamwada	....	1,691	1,247	....	....	....	2,938
Nagpada	....	388	373	108	98	....	967
Mandvi-Koliwada ..	....	630	....	80	....	....	710
Chinch Bunder	....	1,450	8	....	....	....	1,458
Suparibaug	423	383	190	542	2	1	1,541
Clerk Road	1,729	....	....	....	....	....	1,729
Total ..	4,236	8,279	2,488	2,005	106	1	17,115
Semi-permanent sheds at							
East Agripada	1,614	....	892	....	....	....	2,506
Palton Road	25	837	4	16	....	....	882
Chaupati	10	901	....	2	....	....	913
Suparibaug	369	....	....	....	....	....	369
Nowroji Hill	62	598	....	....	....	....	660
Chinch Bunder	43	499	....	....	....	....	542
Parel Scheme 31 ..	....	392	40	....	....	....	432
Sion	....	151	....	33	....	....	184
Dadar-Matunga	....	8	....	....	....	....	8
Sydenham Road ..	....	82	....	....	....	....	82
Miscellaneous	176	....	....	....	....	....	176
Total ..	2,299	3,468	936	51	....	....	6,754

The Mahar Chawls at Clerk Road comprising 4 blocks and consisting of 320 rooms were completed and occupied during the year. The opening ceremony was performed by His Excellency Sir George Lloyd, Governor of Bombay on 16th December 1920. The Board under T. R. No. 504 of 11th December 1920 fixed the rent of each tenement at Rs. 7 per month. Out of the 320 rooms, 4 rooms are allotted to the Bombay Presidency Infant Welfare Society at a nominal rent of Re. 1 per mensem, and 8 rooms are set apart for a school for the Mahar children at the usual rent.

The following additional semi-permanent rooms were constructed for the accommodation of displaced tenants :—

Scheme 6—34 rooms.
„ 29—89 „
„ 31—49 „
„ 32—66 „
„ 37—16 „

In addition to the above, 8 rooms were constructed for the accommodation of the Trust's sweepers in Scheme 53 near the Foras Road Chawls site.

A temporary weavers' shed to accommodate 16 looms was also constructed along Byculla Station Road for displaced tenants of Scheme 31.

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement.

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of Chawls.										
	Agripada.	Chandanwadi.	Princess Street.	Mandvi-Koliwada.	Nagpada.	Imamwada.	Suparibaug.	Chinch Bunder.	Workmen's cottages.	Clerk Road Chawls.	Total.
Mills	404	4	1	..	7	4	66	4	..	28	518
B. B. & C. I. Railway	40	9	..	1	10	8	47	10	..	7	132
G. I. P. Railway..	146	9	1	4	22	12	227	17	15	44	497
Municipality	75	2	..	..	18	15	10	6	..	8	134
Port Trust	29	2	..	3	6	24	3	25	..	4	96
Police	12	4	2	1	7	18	1	3	..	..	48
Improvement Trust	25	10	2	2	6	10	1	3	..	18	77
Under Government, but not in Police	76	15	5	8	42	24	6	12	..	1	189
Fishermen	..	..	1	93	..	6	..	22	..	..	122
Hospitals, Missions and Schools..	14	9	..	1	10	14	5	..	..	15	68
Factories	80	17	2	8	24	93	19	12	..	10	265
Docks	34	113	1	5	10	21	10	33	..	17	244
Hawkers	57	38	7	32	22	77	4	9	..	3	249
Shop-keepers	69	10	..	40	..	27	2	11	..	..	159
Curd-sellers	60	..	..	1	2	..	..	..	..	..	63
Office peons	70	74	14	16	17	52	10	21	..	4	278
Office Clerks	58	45	2	9	8	26	21	9	..	2	180
Domestic servants	57	48	..	2	9	8	5	12	..	..	141
Cart-drivers	32	4	..	1	1	7	..	6	..	18	69
Artisans	92	46	2	2	6	55	7	29	..	36	275
Tailors	13	39	..	1	7	23	15	9	..	..	107
Coolies	120	85	16	5	8	217	5	46	..	73	575
Barbers and Dhobies	12	24	..	1	5	10	4	2	..	..	58
Pressmen	10	15	2	2	9	80	4	15	..	..	137
Sundry occupations	49	50	6	14	32	69	3	52	..	18	293
Unemployed	31	..	..	..	..	6	3	4	..	13	57
Total No. of occupied rooms.	1,665	672	64	252	288	906	478	372	15	319	5,031
Office, stores, &c.	..	..	..	..	..	..	2	..	..	1	3
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..
Grand Total ..	1,665	672	64	252	288	906	480	372	15	320	5,034

The occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement:—

Occupation or place of employment of the tenants.	Locality of Semi-permanent Sheds.													
	Sch. 5 Dadar Matunga.	Sch. 6 Sion Matunga.	Chaupati.	Palton Road.	Nowroji Hill.	Chinch Bunder.	Sch. 31 Parel.	Kalapani.	Haines Road.	Tank Pakhady.	Sydenam Road Scheme.	Suparibaug.	Sheds for Trust sweepers.	Total.
Mills	2	..	20	2	27	20	82	49	141	56	..	..	..	399
B. B. & C. I. Railway ..	..	..	6	11	5	2	41	..	..	..	..	..	..	65
G. I. P. Railway.. ..	..	40	0	9	10	10	23	..	..	..	..	1	..	93
Municipality	..	..	7	4	21	4	..	..	36	..	..	70	..	142
Port Trust..	..	..	..	2	21	38	..	..	22	..	..	..	..	83
Police	..	..	4	..	..	..	..	..	2	..	..	..	..	6
Improvement Trust ..	..	2	5	24	12	..	..	..	74	..	..	22	44	183
Under Government, but not in Police.. ..	..	..	..	2	..	..	..	..	..	..	..	..	..	2
Fishermen	..	..	26	10	..	..	..	..	..	..	..	..	..	36
Hospitals, Missions and Schools	..	..	8	..	..	..	..	..	..	..	..	..	..	8
Factories	..	..	16	..	12	..	..	..	..	..	4	..	..	32
Docks	..	..	3	28	12	38	..	..	..	..	..	..	..	81
Hawkers	..	..	..	38	5	2	..	..	..	..	..	..	..	45
Shop-keepers	..	1	5	10	1	..	..	1	..	1	..	..	..	19
Curd-sellers	..	..	..	12	..	..	..	..	..	..	..	..	..	12
Office peons	..	..	70	3	10	7	..	..	..	..	..	..	..	90
Office Clerks	..	..	4	..	..	..	..	..	..	..	..	..	..	4
Domestic servants ..	..	..	..	3	6	12	..	..	..	..	..	..	..	21
Cart-drivers	..	6	..	4	7	8	..	..	4	..	..	..	..	29
Artisans	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Tailors	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Coolies	..	..	41	81	15	17	..	..	12	..	..	3	..	169
Barbers and Dhobies ..	..	..	24	6	..	..	..	..	..	..	..	..	..	30
Pressmen	..	..	23	..	..	..	..	..	..	..	..	..	..	23
Sundry occupations ..	..	..	..	..	10	9	..	..	68	..	16	..	..	103
Unemployed	..	..	..	..	13	8	..	10	9	7	..	..	..	47
Total number of occupied rooms..	2	49	262	249	187	175	146	60	368	64	20	96	44	1,722
Office, stores, &c.	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Grand Total ..	2	49	262	249	187	175	146	60	368	64	20		44	1,722

It may be noted that both in permanent and semi-permanent chawls about one-third of the occupants may be described as being in public service. When Government and the Railway Companies provide sufficient accommodation for all their workmen and servants there will then be more accommodation available in the Trust's buildings for those of the working classes who work for private companies and firms.

The following statement shows where the tenants of Board's chawls and semi-permanent camps lived prior to their admission into these chawls :—

	Number of tenants who came from			
	Demolished buildings in Board's schemes.	Buildings in Bombay outside the schemes.	Up-country.	Total.
Permanent chawls.				
Chandanwadi	180	450	42	672
Princess Street	61	3	..	64
Mandvi-Koliwada	185	67	..	252
Imamwada	439	396	71	906
Nagpada..	43	119	126	288
Agripada	441	1,025	199	1,665
Suparibaug	41	363	74	478
Chinch Bunder	371	1	..	372
Workmen's cottages, Matunga	..	15	..	15
Clerk Road	118	201	..	319
Total ..	1,879	2,640	512	5,031
Semi-permanent sheds.				
East Agripada	223	269	...	492
Palton Road	235	9	4	248
Chaupati	204	46	12	262
Suparibaug	74	22	..	96
Nowroji Hill	187	..	..	187
Chinch Bunder	175	..	..	175
Scheme 31 Parel	146	..	..	146
Dadar Matunga	2	..	..	2
Sion	49	..	..	49
Sydenham Road	20	..	..	20
Foras Road	..	24	..	24
Miscellaneous	..	20	..	20
Total ..	13,15	390	16	1,721

The total yearly rental of the 5120 rooms in the Trust Chawls amounted to Rs. 2,88,112. The revenue actually collected amounted to Rs. 2,85,901 or 98.78 per cent. of the total recoverable Rs. 2,88,097 for the year plus previous arrears of Rs. 1,334. The difference between Rs. 2,88,112 and Rs. 2,88,097, *viz.*, Rs. 15 is due to vacancies.

The total 1920-21 rental of the 1972 rooms including looms in the Weavers' sheds in the Trust's semi-permanent sheds is Rs. 60,747 per annum. The revenue actually collected amounted to Rs. 57,811 or 94.73 per cent. of the total recoverable Rs. 59,791 of the year plus previous arrears of Rs. 1,192. The difference between Rs. 60,747, and Rs. 59,791 *viz.*, Rs. 956 is due to vacancies. The rents charged by the Board for their permanent chawls range from Rs. 3-4-0 per living room to Rs. 7. Rents have been enhanced, *viz.*, by 10 per cent. from February 1921. No further enhancement was possible under the Rent Act, although the rents recovered are in most cases less than that paid for inferior accommodation in the neighbourhood. The percentage of outgoings to gross revenue in the Trust chawls is as in the margin. On the basis of the maximum annual rental of Rs. 2,88,112 and outgoings at 40.92 per cent. the net annual income of the permanent chawls works out to Rs. 1,70,217 or 3.60 per cent. on the cost of chawls Rs. 47,31,710, including value of land (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at 4.61 per cent. per annum, *i.e.*, Rs. 2,18,132, *i.e.*, an excess of Rs. 47,915 over and above the net annual income from these chawls.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1919-20.	1920-21.	1919-20.	1920-21.
Sanitary staff	4·77	6·11	7·92	10·89
Pump men	1·28	1·30	..	..
Cost of management and establishment ...	7·50	7·50	7·50	7·50
Municipal taxes ...	11·56	12·73	12·45	13·04
Repairs, maintenance and supply of stores...	12·09	13·27	23·89	20·78
Vacancies	0·03	0·01	3·76	1·25
Total ...	37·23	40·92	55·52	53·46

The limit of 10 per cent. increase in rent allowed by the Rent Act is insufficient to cover the increasing cost of maintenance and the sanitary services given to the tenants. It is hoped however that when the Rent Act is either amended or repealed it will be possible to make this excess disappear.

The average population of these chawls during 1920-21 was 16,949 against 15,732 and 15,582 in 1919-20 and 1918-19 respectively while the corresponding figures for semi-permanent chawls were 4,312, 4,390 and 3,882 respectively.

Finance.

Loan.

15. In view of the very large amount of capital required by the local bodies in Bombay an arrangement was effected whereby Government undertook to borrow for the requirements of all such bodies. In pursuance of this arrangement the Board received a loan of Rs. 275 lakhs from the

proceeds of the Bombay Development Loan. As security for this loan the Board issued to the Bombay Government Debentures of 60 years duration bearing 6% interest and also entered into a separate agreement with Government to (i) repurchase these debentures on 1st November 1935 (when the Development Loan is repayable by Government) and (ii) to pay interest until this date at 6½%, which is the rate of the Development Loan, and also to pay the proportionate share of income tax on such loan which is payable by the Bombay Government to the Government of India. Besides this loan of Rs. 275 lakhs, the loan of 70 lakhs arranged in the previous year with the Imperial Bank of India (Bombay) was actually received in April 1920.

Sinking Fund.

The Trust's total borrowings on 31st March 1921 stood at Rs. 953 lakhs (Rs. 818 lakhs in India and £8,99,600 in England) involving payment of interest and sinking fund charges amounting to about Rs. 51½ lakhs per annum.

Full details of the loans raised, the accumulation of sinking fund for the several loans and investments of the total amounts thereof are given in Appendix II of the audited balance sheet which is attached to this report.

Interest on Surplus Cash Balances.

16. The Board's earnings in interest on surplus cash balances during the last 5 years are shown in the following table :—

Particulars.	1916-17.	1917-18.	1918-19.	1919-20.	1920-21.
1. Average daily balances (in lakhs)—	Rs.	Rs.	Rs.	Rs.	Rs.
(a) Not bearing interest, current a/c	0·13	0·14	0·15	0·19	4·21
(b) Bearing interest, in current a/c	0·74	0·88	0·82	2·70	11·94
(c) Bearing interest, in fixed deposit a/c	51·24	35·49	19·19	17·62	68·36
Total ..	52·11	36·51	20·16	20·51	84·51
2. Interest earned on the above (in lakhs)					
(a) on current a/c balance ..	0·01	0·02	0·02	0·06	0·26
(b) on fixed deposit balance.	2·28	1·79	0·87	0·73	3·96
Total ..	2·29	1·81	0·89	0·79	4·22
3. Average rate per cent. of interest.					
(a) on sums in current account	2	2	2	2·37	2·18
(b) on fixed deposits ..	4·44	5·06	4·56	4·14	5·79
(c) on whole balance ..	4·39	4·97	4·40	3·88	5
4. Average Presidency Bank rate.	6·31	5·71	5·73	5·44	6·43

Banking.

The limit of deposits with each bank (other than the Imperial Bank of India, Bombay for which there is no limit) was raised by Government from Rs. 15 lakhs to Rs. 20 lakhs. This was necessitated by the Board having to invest much larger sums than in the past. Two additions were also made to the list of banks in which the Board can deposit its balances under section

89 A of the C.B.I. Act. The following is a complete list of the banks; the last two were added in the year :—

1. The Imperial Bank of India (Bombay).
2. The Bank of India.
3. The Chartered Bank of India, Australia and China.
   (There are 2 accounts, one in Bombay and another in London).
4. The Eastern Bank.
5. The Hongkong and Shanghai Banking Corporation.
6. The Mercantile Bank.
7. The National Bank of India.
8. The Yokahama Specie Bank.
9. The Comptoir National D'Escompte de Paris.
10. The Tata Industrial Bank.
11. The Central Bank of India.
12. The International Banking Corporation of New York.

It may be stated here that besides the cash balances detailed above the Board held a large sum in securities the book value of the closing balance amounting to Rs. 88·21 lakhs inclusive of Rs. 75 lakhs for 5½% War Loan Bonds (held at par.) The investments in 5½% bonds proved very beneficial. A premium of 7 annas was obtained on their sale and of the amount realised a sum of Rs. 55 lakhs was invested in six per cent Government of India bonds. Further the large investment in Government Securities enabled the Board to raise money on very favourable terms. Rs. 53 lakhs was obtained for a short period at a net rate of interest of only Annas 10-½% while in a second transaction of Rs. 8 lakhs a nett *profit* of annas 8% per annum was actually realised.

Account of 1920-21.

17. The accounts for 1920-21 as audited by the Government auditors are attached to this report.

The total receipts and expenditure of 1920-21 were as follows :—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
Capital account ..	Rs. 29,43,843	362,52,096	269,04,395	122,91,544
General account..	,, ...	59,35,872	36,99,792	22,36,080
Total ...	Rs. 29,43,843	421,87,968	306,04,187	145,27,624

A large closing balance was necessary to provide for a sufficient working balance until October 1921 when the next loan money was to be available.

Capital Account.

18. The Board's capital receipts, other than receipts from loan and surplus from revenue account, are compared below for the last five years :—

	1916-17.	1917-18.	1918-19.	1919-20.	1920-21.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	13,79,285	4,84,374	2,87,107	68,220	1,24,413
2. Sale of building materials ..	42,429	68,303	43,854	20,809	76,666
3. Receipts from quarries ...	42,333	43,215	53,298	51,396	43,442
4. Composition of ground rents ..	1,32,239	41,436	16,069	64,867	15,07,575
Total Rs. ..	15,96,286	6,37,328	4,00,328	2,05,292	17,52,096

The relatively large amount of Rs. 15 lakhs this year for the composition of ground rents is the result of an attempt to encourage in suitable cases the payment of capital sums in order to lessen the large amount of capital that the Trust has to borrow for the next few years. Of this amount of 15 lakhs a sum of 5·8 lakhs appertains to Land Acquisition settlement cases, and is due to the policy of settling with owners for settlement cases. Settling with owners for the conveyance of their undeveloped lands at nominal rates by granting them suitable areas of developed lands in the localities, at nominal rents, the nett difference in capital value alone being settled in cash. The receipts on this account show only the actual cash receipt from the owners and not the values of the exchanged lands.

Every endeavour is being made to reduce the amount of capital to be borrowed by settling land acquisition cases by an exchange of land; by encouraging the composition of annual rent in the case of plots already built over; and in suitable cases by taking a premium on leasing a new plot.

Unfortunately the Rent Act precludes the taking of both a premium and a rent, and it is hoped that this will be altered when the Rent Act is amended. There will be an increasingly large number of plots becoming available during the course of the next few years, and if it be possible to take both a premium as well as a rent, it may be found convenient both to the Trust and intending purchasers if the Trust were in a position to dispose of some of their plots on these lines.

The net figures under the main heads of capital expenditure during the last 5 years were as follows:—

	1916-17.	1917-18.	1918-19.	1919-20.	1920-21.
	(In thousands of Rupees).				
	Rs.	Rs.	Rs.	Rs.	Rs.
Land Acquisition	27,63	17,03	20,57	28,40	163,93
Works	8,90	3,91	8,24	29,14	94,18
Management and establishment—(Portion debited to capital) ..	3,08	3,28	3,82	5,46	10,93
Total Rs. ...	39,61	24,22	32,63	63,00	269,04

By the close of 1920-21 the Board had raised Rs. 953 lakhs by loans and their total capital receipts including Rs. 54 lakhs received from Government amounted to Rs. 1,203 lakhs out of which they have spent Rs. 70 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 983 lakhs on their own acquired estates and Rs. 4½ lakhs on their office buildings.

General Account.

19. The following is an analysis of the general (Revenue) account during the last 23 years :—

Analysis of General Account.

(*Figures in Lakhs.*)

No.		Total to end of 1908-09.	1909-10	1910-11	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20.	1920-21.
	SPECIAL ITEMS.													
1	Interest and sinking fund charges—													
	On debt due to Government and Municipality under Section 68 ..	..	1·1	0·8	1·0	1·1	0·8	..	..	..	..	..	..	..
	On loans ..	68·9	16·0	19·1	20·2	20·6	21·4	22·4	23·8	25·8	25·6	25·2	24·1	29·4
	Total ..	68·9	17·1	19·9	21·2	21·7	22·2	22·4	23·8	25·8	25·6	25·2	24·1	29·4
2	Receipts other than Municipal contribution	74·6	13·6	16·7	19·5	20·7	23·8	25·0	26·7	30·1	33·2	35·6	37·8	43·6
3	Expenditure other than interest and sinking fund charges.	21·6	3·8	4·1	4·1	3·4	3·5	4·9	5·2	5·3	5·9	6·1	6·7	7·6
4	Net revenue (2-3) ..	53·0	9·8	12·6	15·4	17·3	20·3	20·1	21·5	24·8	27·3	29·5	31·1	36·0
5	Shortage (1-4) to be made good from Municipal contribution.	15·9	7·3	7·3	5·8	4·4	1·9	2·3	2·3	1·0	—1·7	—4·3	—7·0	—6·6
6	Municipal contribution—													
	Section 73	..	..	0·6	..	..	..	..	..	..	..	..	..	..
	,, 72	33·6	7·8	8·3	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5	15·2	15·7
	Total ..	33·6	7·8	8·9	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5	15·2	15·7
	Profit+or loss—(6—5).	+17·7	+0·5	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9	+10·0	+12.7	+15·8	+22.2	22·3

The surplus nett profit has again increased, and is the largest that the Trust has so far made. The following list shows such annual nett profits or losses each year since the Trust was formed.

Surplus in the General Account. Year.	Amount.	Deficit in the General Account. Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
1919-20	22,24,321		
1920-21	22,36,080		
Total ...	1,36,68,095	Total Rs. ...	3,04,169

Net balance Cr. Rs. 1,33,63,926

It will be noticed that there have been only 3 deficits and these occurred i he early part of the Trust's existence. The total of all the deficits amount nly to Rs. 3·04 lakhs as against a total profit of Rs. 136·7 lakhs. Agai he total deficit is only one third per cent of the total borrowing, whereas th mit allowed by law is 15 per cent. There is thus an ample margin. I ıust however be recognised that during the next few years whilst the hug orks on hand are actually in progress, the interest and sinking fund charg n our borrowed capital will increase materially, and the revenue will n aterially increase until the works are completed and plots are available f isposal. We must therefore anticipate a material reduction and eve mporary deficits in the revenue accounts for the next few years, unt ıe disposal of the developed plots yields the estimated return on the capit xpended.

Collection of Revenue.

20. Details of the collection of Revenue can be seen from the following table :—

Particulars.	Revenue,		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	16,90,000	23,43,186	40,33,186
,, collected	16,61,965	20,63,197	37,25,162
,, written off	....	3,505	3,505
,, outstanding on 1st April 1921.	29,035	2,76,484	3,05,519
,, ,, on 1st May 1921.	11,450	1,44,765	1,56,215
,, ,, on 1st June 1921.	8,050	1,13,507	1,21,557

Permanent revenue is collected by the revenue section of the accounts branch of the Secretary's office and temporary revenue by three chawl superintendents, a chawl clerk, and a temporary staff of twelve rent collectors under the Land Manager. The former had, at the end of the year, outstandings of 1·7 per cent. and the latter 11·8 per cent. of the total amount for collection in the year; while of the grand total of 40·3 lakhs for collection in the year only 3 per cent. remained outstanding on 1st June 1921. In connection with the temporary revenue 243 suits were filed for arrears aggregating Rs. 9,483 of which Rs. 2,323 still remain to be recovered. In round figures the number of rent bills issued in the year was 3,700 for permanent and over 2,18,000 for temporary revenue, the corresponding figures in 1919-1920 being 3,400 and 2,00,000 respectively. A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past 10 years is given below :—

Particulars.	1912.	1913.	1914.	1915.	1916.	1917.	1918.	1919.	1920	1921.
Number of tenancies	338	372	451	486	524	623	702	828	1088	1107
Demand including past arrears in lakhs of rupees	7·09	8·65	9·70	10·57	11·27	11·92	12·93	15·00	16·37	16·90
Collection in lakhs of rupees ..	6·75	8·23	9·46	10·34	11·14	11·83	12·79	14·81	16·27	16·62
Arrears in lakhs of rupees ..	0·34	0·42	0·24	0·23	0·13	0·09	0·14	0·19	0·10	0·29
Percentage of arrears to demand.	4·7	5·0	2·4	2·2	1·1	0·7	1·	1·2	0·6	1·7

Cost of management and establishment.

21. The method of distributing the cost of management and establishment and incidental expenses has been fully explained in previous reports. The actual charges for the year amounted to Rs. 11·95 lakhs of which 10·93 lakhs were charged to capital account and the rest to revenue. The 'normal' or standard percentage calculations worked out to 9·17 lakhs and were reduced by nearly 50 per cent on account of the lower actual cost. The proportion charged to capital was 91·54 per cent. (against 79·95 per cent) in the previous year. The increase in the total expenditure on 'management and establishment and incidental expenses' over the previous year was about Rs. 5 lakhs of which Rs. 2·38 lakhs was due to the expenses of loans (stamp duty and other charges) and the rest to increases in establishment required to cope with the larger programme of the Board's operations.

22. The account of the Provident Fund established by the Board under Section 91 (6) of the Act stood as under on the 31st March 1921. **Provident Fund.**

	Trustees' Contribution.	Employees' subscription.	Advances to Employees.	Total.
	Rs.	Rs.	Rs.	Rs.
Opening balance	2,72,573	2,52,418	—1,378	....
Receipts during the year—	50,317	50,185	1,383	....
Total	3,22,890	3,02,603	5	....
Payments	7,681	9,358	1,300	....
Closing balance	3,15,209	2,93,245	—1,295	6,07,159

The balance as shown in the balance sheet is Rs. 6,07,233. The excess is due to a small item of profit on sale of securities not adjusted in the year. The Board have earmarked securities of the value of Rs. 5·25 lakhs and Rs. 0·37 lakhs was held in a special current account earning 4 per cent. The balance had not been invested on 31st March 1921. The investment will appear in the accounts of 1921-1922. Interest on the balances is allowed by the Board at 5 per cent.

Changes in Personnel.

23. The ex-officio seat of the General Officer Commanding Bombay Brigade was held by Major-General W.B. James, C.B., C.I.E., M.V.O., till December 1920 and by Colonel H.A.V. Cummins, C.M.G. from January till March 1921. **The Board**

Dr. K.E. Dadachanji, one of the elected representatives of the Municipal Corporation was absent on leave from the 20th April 1920 to the 5th October 1920, when Mr. Mirza Ali Mahomed Khan, M.A., LL.B. was elected to act for him.

The Hon'ble Mr. Chunilal V. Mehta, M.A. LL.B., having resigned his seat, on his appointment as a Minister in the Government of Bombay in January 1921, Mr. Vasantrao Anandrao Dabholkar, O.B.E., was elected by the Corporation.

Sir Sassoon David, Bart., who had represented the Mill-owners' Association on the Board since the creation of the Trust resigned his seat with effect from the 8th February 1921 amd the Board placed on record their high appreciation of his services. Sir Vithaldas D. Thackersey, Kt., was elected by the Mill-owners' Association in his place.

Mr. Harrie T. Gorrie the representative of the Bombay Chamber of Commerce proceeded on leave from 26th March 1921.

Sir Lawless Hepper, Kt., was absent on leave for 6 months from the 20th April 1920, and Major Johnston, R.E., acted for him.

Chairman.

24. Mr. E.G. Turner, M.A., I.C.S., held the office of the Chairman throughout the year. He was officiating till 26th October 1920 and confirmed from that date vice Mr. W.C. Shepherd, I.C.S. reverted to Government.

Principal Superior Officers.

Mr. K.N. Ramasubba Ayiar, B.A., B.L., the Secretary and Chief Accountant was absent on combined leave from 16th August 1920 to 11th October 1920. During his absence Mr. A.D.N. Smith, P.A.S.I., Assistant Land Manager acted for him.

The period of Mr. Ramasubba Aiyar's service under the Foreign Service arrangement was extended for a further period of 2 years from 18th January 1921.

Mr. M.S. Bharucha, L.C.E., Land Manager who had completed 64 years of age on the 30th December 1920 was granted a further extension of service till the 31st March 1922.

Mr. R.H.A. Delves, F.S.I., Estate Agent was absent on privilege leave from 5th to 25th October 1920; Mr. F. G. B. Hawkins, A.R.I.B.A., the Trust Architect acted for him in addition to his own duties.

Land Acquisition Officers for the City of Bombay.

25. Mr. E.J. Bolus, I.C.S., was Land Acqusition Officer for the City of Bombay upto the 29th October 1920.

Mr. G.C. Rowe was acting Land Acquisition Officer from 30th October 1920 to the end of the official year.

Tribunal of Appeal.

26. Mr. D.F. Mulla, M.A., LL.B., was Presiden tof the Tribunal. Mr. A.E. Mirams, F.S.I., F.S.A., was the Government Assessor. Mr. W.A. Chambers, F.R.I.B.A., who was the Municipal Assessor resigned his seat in February 1921 and Mr. D.P. Bhedwar, B.A., L.C.E., who had been acting for him during his absence on leave was confirmed in the post.

Meetings.

27. There were 53 Board Meetings and 85 Committee Meetings the corresponding figures for previous years being 45 and 65 in 1919-1920, and 42 and 42 in 1918-1919.

The average attendance at the Board Meetings was 11·58 out of a total of 14 Members and at the Committee Meetings 4·95 out of a total of 6 members.

Chief Subjects of Debate.

28. Matters of importance that were under consideration during the year, that have not been already referred to in earlier paragraphs are summarised below:—

(*a*) Delegation of Further Powers to Works Committee.

The Board delegated to the Works Committee full powers in regard to the Temporary scheduled staff, *i.e.* the power to sanction alterations in the schedule in the number as well as in the pay and also to sanction appoint-

ments to sanctioned posts on the temporary establishment (in cases where the maximum pay was over Rs. 300) and to dispense with the services of certain officers and servants on such establishment, (except officers employed under special agreements).

(*b*) GRANT OF BONUSES TO ENGINEER'S ESTABLISHMENT.

On the recommendation of the Engineer the Board recognised the principle of granting bonuses to the Executive staff out of actual savings, as an incentive towards increasing the output of efficient work. Bonuses may be given by the Engineer to labourers, etc., (who are not on the scheduled staff), and by the Board or the Works Committee on the Engineer's recommendation (which the Board have agreed not to modify) to the scheduled (executive) staff under the Engineer. (*Vide* T.R. 157 of 1920 printed in Appendix 0-3).

The Accountant General intimated that the amount of bonus to any officer or subordinate should not exceed Rs. 1,000 in any one year.

(*c*) PERMANENT ADVANCE TO THE TRUST ENGINEER.

The system of permanent advances to the Trust Engineer amounting to Rs. 10,000 was abolished, and it was decided that the Engineer should be given a monthly advance based on his estimated requirements to be adjusted on submission of his monthly account. (Trustees' Resolution 157 of 7th April 1920).

(*d*) REPLACEMENT OF BULLOCK CART TRANSPORT BY LORRY TRANSPORT.

Owing to the inefficiency of bullock cart transport combined with the heavy expense charged for such service, it was decided on the recommendation of the Works Committee to purchase motor lorries as it was anticipated that within a period of 2 to 3 years, a material saving could be effected in the cost of transport.

(*e*) MOTOR GARAGES ON OPEN SPACES ON PLOTS—ADDITIONAL GROUND RENT AND PREMIA FOR.

The additional ground rents or premia for the construction of motor garages on the open spaces on plots (which had been fixed in 1918) were revised and enhanced. (Vide T.R. 255 of 1920 printed in Appendix 0-4).

Owing to the increase in the lengths of motor cars recently imported the maximum size of a garage on plots in the Dadar Matunga estate hitherto restricted to 16′ × 10′ was increased to 18′ × 10′.

(*f*) APPLICATION BY THE EUROPEAN ASSOCIATION FOR PLOTS AT WORLI.

The European Association had applied for an option for six months over an area of 50 acres (or its equivalent in plots) out of the middle section of the foreshore in the Board's new estate at Worli stating that it was proposed to form a Public Utility Co. on the lines of a Co-operative Building Society for providing housing accommodation for the European community

in Bombay and to limit the dividends of the company to 5 per cent. The Association also requested that the price of the land should be fixed beforehand to enable the Association to issue their prospectus with complete proposals and estimates.

The Association was informed that should any company formed by the Bombay Branch of the European Association offer before 29th October 1921 to enter into an agreement to lease 10 of the plots on the middle portion of the Board's Worli Estate known as the Hill at prices specified, varying from Rs. 45 to 55 per square yard, and on certain conditions specified by the Board, such offer would be accepted. Chief among the conditions are, that within 36 months after the date of handing over possession of the plots, buildings to be used as residential flats only, costing at least Rs. 25 lakhs, should be erected and that no higher rent should be charged than shall yield a nett return of six per cent. (*Vide* T.R. 149 of 1921 printed in Appendix O—5).

(*g*) Lease of two Blocks in the Foras Road Chawls to the B.B. & C. I. Ry. Co.

On an application by the Railway Company the Board leased two chawls containing double room tenements for the use of the subordinate staff receiving pay at not more than Rs. 150 per month, on a repairing lease for three to five years, subject to the condition that the rents charged to the occupants would be limited to a percentage on the salary as per the Railway Company's rules. The Company paid Rs. 2,96,000 (which is to be returned to them on the Board taking back the premises) and they are also to pay rent at Rs. 700 per annum to cover depreciation. (T.R. 109 of 1921).

(*h*) Fraud on the Trust.

A claimant fabricated his accounts with a view to defraud the Trust by thus attempting to secure more compensation from the Land Acquisition Officer. He was prosecuted before the Chief Presidency Magistrate, and was fined Rs. 1,000.

(*i*) Establishment—Revision of.

Revisions of the schedule were necessitated to cope with the increased work and also to bring the pay of the staff into line with current rates prevailing in Bombay. Trustees Resolutions Nos. 222 and 519 of 1920 sanctioning the revisions are printed in Appendix O-6). Besides these, temporary establishments were sanctioned for several schemes including 4 senior Asst. Engineers on Rs. 1,200—1,500, and 8 Junior Asst. Engineers.

(*j*) Medical Staff on Works.

Four medical camps were established on the sites of our works—each under a whole time medical officer. These have proved very beneficial undertakings both from the point of view of the Trust and also of the workpeople. The outbreak of plague at Worli which was promptly checked has been already mentioned. Labourers and their families are

treated for ordinary ailments and the number of absentees from work has been materially reduced.

(*k*) INCREASED ALLOWANCE TO MENIAL ESTABLISHMENT.

The war allowance of Rs. 3 granted to the Trust menial establishment was converted into a temporary and provisional allowance and increased by Re. 1 per month, with effect from 1st January 1920. (T.R. 333 of 1920).

(*l*) STRIKE OF SWEEPERS AND BHANGIS.

There was a strike of the sweepers and bhangis for a few days in June 1920. The employees suddenly struck work without notice. Mr. G. K. Deodhar, senior member of the Servants of India Society kindly used his good offices in the matter and the strikers after a few days resumed work.

(*m*) HOUSING OF TRUST MENIAL STAFF.

The rent for the rooms in the Peons' Chawls at Byculla was fixed as follows:—

For a Trust menial servant residing in his room with his family Rs. 7 a month.

For a Trust menial servant residing single (3 men to go into a room) Rs. 2-8-0 per month each.

For a Trust subordinate other than the classes specified above, Rs. 10 per month per room. (T.R. 172 of 1921).

(*n*) CONVEYANCE CHARGES TO THE ENGINEER'S OFFICE STAFF.—

The Engineer's office staff having petitioned for the grant of an allowance on account of the transfer of the Engineer's office to the new buildings at Matunga were granted certain allowances as a provisional measure for the extra cost of the journey to and from the office.

(*o*) ACCIDENTS AND COMPASSIONATE GRATUITIES.

A cooly working at Worli was killed in November 1920 by earth falling accidently on him. A gratuity was paid to his widow.

In January 1921 a cooly was killed in scheme 31 by the sudden collapse of a wall. A gratuity was paid both to the mother and widow of the deceased.

A cooly was run over by a railway train at Worli in March 1921 but he recovered after treatment with a leg amputated.

A compensation of Rs. 100 was paid for Veterinary Surgeon's fees, &c., in respect of a horse which was damaged by a Trust lorry.

(*p*) ADVISORY COMMITTEE FOR THE CITY OF BOMBAY DEVELOPMENT BOARD.

The Trustees having been requested by Government to elect a member of the Board to serve on the above Committee the Board elected the Chairman as their representative. (T. R. 111 of 1921.)

(*q*) AMENDMENTS TO THE CITY OF BOMBAY IMPROVEMENT ACT.

The following amendments passed into law during the year :—

(i) *Poorer classes accommodation schemes.* The period of lease in section 32 G was altered from '28 years' to 'not less than 28 years and not more than 50 years as may be agreed upon by the Board and the employer.'

(ii) *The Flats.* Section 60 (2) (a) was amended so as to enable the Board to appropriate the whole or any part of plots 1 (b), 1 (c), and 1 (d) for building purposes.

Other amendments already proposed to government and referred to in previous reports have not yet been settled by Government.

29. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years:—

Trust's Estate Statistics.

As at end of year.	I.—AREA OF ESTATE.										II.—Area resumed or sold in acres.	II.—Area to be acquired in acres.	IV.—ROADS		V.—CHAWLS.				VI.—POLICE CHAWLS.			VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16+20+23.	IX.—COST OF PROGRAMME	
	Developed.				Undeveloped.				Total.				Constructed in miles.	Cost of construction in lakhs.	Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	Tenements provided.	Cost in lakhs.	Annual rent in lakhs.			spent. In	to be spent. lakhs.
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Acres, cols. 2+6.	Annual revenue in lakhs. cols. 4+9.															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1911–12.. ..	277 / *61* / 338	123	8·2	80	1,070	540	7,109	5·7	1,408	13·9	185	331	13·2	19·6	4,271 / *248	40·5 / 1·63	1·9 / 0·18	1·3 / 0·10	902	12	0·5	4,390	9,811	445	308
1912–13.. ..	295 / *62* / 357	132	9·6	70	1,096	517	6,404	6·6	1,453	16·2	197	221	14·1	21·1	4,301 / *261	40.5 / 1·69	2·2 / 0·16	1·5 / 0·08	902	12	0·5	4,919	10,383	456	346
1913–14.. ..	293 / *65* / 358	145	10·5	59	1,121	873	9,879	7·5	1,479	18·0	215	134	14·3	22·1	4,301 / *651	40·5 / 2.26	2·2 / 0·16	1·7 / 0·10	902	12	0·5	5,737	11,591	509	276
1914–15.. ..	308 / *67* / 375	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301 / *928	40.5 / 2·55	2·2 / 0·27	1·5 / 0·19	902	12	0·5	6,151	12,282	540	259
1915–16.. ..	367 / *68* / 435	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316 / *953	40·7 / 2·66	2·3 / 0·3	1·5 / 0·16	902	12	0·5	6,624	12,795	572	307
1916–17.. ..	391 / *71* / 462	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750 / *953	46·7 / 2·67	2·5 / 0·3	1·6 / 0·17	1,162	12	0·6	7,138	14,003	597	281
1917–18.. ..	553 / *71* / 624	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940 / * 954	‡46·7 / 2·76	2·8 / 0·3	1·8 / 0·17	1,162	12	0·6	8,155	15,211	615	278
1918–19.. ..	554 / *74* / 628	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192 / *1,114	‡46·8 / 3·22	2·8 / 0·3	1·8 / 0·17	1,162	13·3	0·6	9,612	17,080	644	297
1919–20.. ..	692 / *79* / 771	447	21·3	48	1,187	944	10,865	11·4	1,958	32·7	299	1,642	24·0	46·8	†5,192 / *2,224	‡51·1 / 5·51	2·8 / 0.4	1·8 / 0·25	1,162	13.3	0·6	10,644	19,222	704	550
1920–21.. ..	785 / *81* / 866	487	23·2	44	13,16	12,19	1,2979	11·8	2,182	35·0	301	1,033	28·3	55·8	†5,512 / 1,722	‡54·7 / 7·7	2·9 / 0·6	1·7 / ·3	22 45	§13·3	§0.6	11,908	21,387	949	666

Italics in col. 2 indicate area of roads handed over to the Municipality,

† Including 504 in Spring Mills chawls which are the property of the Board for 28 years only.

* Semi-permanent sheds for dishoused tenants.

‡ Exclusive of the cost of Spring Mills chawls, *viz.*, 5·18 lakhs.

§ Cost of and rent for Lamington Road Police Accommodation Sch. not included.

Transfer to the Municipality.

A bill has been drafted by Government and has been sent both to the Trust and to the Corporation for opinion. It is under the consideration of a Committee, and a revised Draft Bill is being tentatively drawn up by a Sub-Committee of the Corporation of which the Chairman of the Trust is a member.

It may also be noted that in anticipation of delay that inevitably occurs in introducing the necessary legislation Government have been pleased to nominate two councillors selected by the Corporation in vacancies which occured on the Board after the close of the year. Out of the total number of Trustees there are now six who have been selected by the Bombay Corporation.

The report would not be complete without acknowledging the appreciation of the Trust to His Excellency the Governor Sir George Lloyd, G.C. I.E., D.S.O., in regard to the loan arrangements and for his great interest in all that appertains to our operations and welfare.

20th December 1921.

E. G. TURNER, *Chairman*,
City of Bombay Improvement Trust.

Appendix A.

Capital Account.

Figures in Lakhs.

	1916-17.		1917-18.		1918-19.		1919-20.		1920-21.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	..	568·0	..	568·0	..	568·0	40·0	608·0	345·0	953·0
Discount—or premium+	..	—7·7	..	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds	16·0	60·5	6·3	66·8	4·0	70·8	2·1	72·9	17·5	90·4
Appropriation from general account	10·0	60·5	12·7	73·2	15·8	89·0	22·2	111·2	22·4	133·6
Special contribution from Government	..	54·0	..	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	26·0	735·3	19·0	754·3	19·8	774·1	64·3	838·4	384·9	1223·3
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0·3	6·3	0·2	6·5	0·1	6·6	*N*	6·6	N	6·6
" "D"	5·6	15·1	0·1	15·2	0·2	15·4	0·1	15·5	0·1	15·6
" "E"	..	4·6	0·1	4·7	..	4·7	..	4·7	..	4·7
Police Accommodation Schemes ..	3·4	15·5	0·6	16·1	0·8	16·9	12.1	29·0	14.4	43·4
TOTAL ..	9·3	41·5	1·0	42·5	1·1	43·6	12·2	55·8	14·5	70·3
II.—On the Trust's own acquired lands.										
Cost of management and establishment	2·7	57·1	2·8	59·9	3·6	63·5	4·7	68·2	10·3	78·5
Acquisition of land	22·1	497·8	16·6	514·4	20·6	535·0	27·3	562·3	163·9	726·2
Chawls	1·2	31·7	0·1	31·8	0·5	32·3	6·3	38·6	21·3	59·9
Roads	2·0	21·0	3·0	24·0	6·4	30·4	9·6	40·0	47·3	87·3
Other works	0·9	9·8	*N.*	9·8	*N*	9·8	*N.*	9·8	0·1	9·9
Mill Company's chawls	1·4	3·1	0·6	3·7	0·4	4·1	1·1	5·2	..	5·2
TOTAL ..	30·3	620·5	23·1	643·6	31·5	675·1	49·0	724·1	242·9	967·0
III.—Miscellaneous.										
Office buildings	..	3·2	..	3·2	..	3·2	0·7	3·9	0·6	4·5
Other items	..	4·1	..	4·1	..	4·1	1·1	5·2	11·0	16·2
TOTAL ..	..	7·3	..	7·3	..	7·3	1·8	9·1	11·6	20·7
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL ..	39·6	689·2	24·1	713·3	32·6	745·9	63·0	808·9	269·0	1077·9
Balance ..	—13·6	46·1	—5·1	41·0	—12·8	28·2	1·3	29·5	115·9	145·4

N= negligible.

Note :—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.

" " " 1915-16, p. 38 " " " 7 " 31-3-16.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix B.

Analysis of General Account.

Figures in cols: 2 to 12 shown in lakhs.

YEAR.	Receipts.					Expenditure.					Balance appropriated to capital account.	Remarks.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	
1898–99	1·9	,,	,,	,,	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898–99 was mainly rent under Schedule F.
1899–1900	0·7	,,	0·8	,,	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	,,	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	,,	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	,,	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	,,	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	,,	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	,,	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	,,	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	,,	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917–18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918–19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15 8	
1919–20	35·7	15·2	1·7	0·2	52·8	3·7	2·2	24·1	0·6	30·6	22·2	
1920–21	37·5	15·7	5·4	0·5	59·1	4·0	2·4	29·4	1·0	36·8	22·3	
Total to end of 1920–21	342·7	161·9	47·2	1·8	553·6	48·6	24·9	342·5	4·1	420.1	133·5	

* Includes interest paid to Government and the Municipality under section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 342·7 rents no less than 168·6 or 49·0 per cent. was from temporary occupations.

Of the 133·5 surplus 18·9 was paid to the Municipality and 1 to Government and the balance Rs. 113·6 lakhs relating to the years 1911-12, *et. seq.*, has under the amended Act been appropriated to capital.

Of the 161·9 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes, is Rs. 118·1 lakhs in the 23 years.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of (1920-21.)

The original grants under Schedule C are also shown.

Serial No.	Name of Plot.	As per original Schedule C. Area.	As per original Schedule C. Value.	Present Area in thousands of sq. yds	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Leased plots. Area in thousands of sq. yds.	Leased plots. Capital value in thousands of rupees.	Leased plots. Rental in thousands of rupees.	Developed land. Unleased plots. No.	Unleased plots. Area in thousands of sq. yds.	Unleased plots. Capital value in thousands of rupees.	Unleased plots. Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Undeveloped land. Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands..	SQ. YDS.	Rs.															*Now occupied by the Willingdon Sports Club on a 7 years' tenancy.
1	Flats	17,01,251	..	14,12·2	2,08	4	51·3	1,002	4·5	1	0·8	16·9	0·9	*1,69	..	11,91	1,75	1,814 sq. yds. acquired for B. B. & C. I. Ry. 3,866 square yards acquired for B.B. & C.I. Railway in 1918-19. An area of 3,83,912 square yards on the Flats is being developed into a Public Park. An area of 7,07,075 square yards is leased to the W. I. T. Club at an annual rent of Rs. 7,500 until 31st March 1925.
2	Kennedy Sea Face ..	4,19,033	..	4·0	..	1	4·0‖	0·2	0·01	..	..	..	..	..	..	..	..	‖Swimming Bath.
3	Cooperage	66,178	..	59·0	5,86	..	..	..	..	..	..	..	..	59†	..	..	..	†Appropriated as a permanent open space under Section 60 (4).
	Marine Lines	1,22,163	12,21,630	88·0 34·2	12,06	.. 20	.. 32·6	.. 5,60	.. 25·2	..	..	..	..	88‡	..	..	..	38 sq. yds. resumed by Government. ‡576 sq. yds. ,, ,, 1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42,394	4,23,940	44·0	2,71	16	32·0	7,67	30·7	..	..	..	..	12§	..	..	..	§Central Garden.
6	Wodehouse Road ..	55,628	5,56,250	41·0	3,70	19	40·4	7,92	34·4	1	0·06	3·0	0·2	..	1	..	..	
7	Hornby Road	71,051	14,21,020	57·1	12,72	37	45·1	16,07	70·1	..	..	..	..	..	..	..	..	12,000 sq. yds. roads handed over to Municipality.
8	Plot South of Crawford Market (Hornby Road)	9,569	1,91,380	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot North of Municipal Offices (Hornby Road)	6,600	1,98,000	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over	24,93,864	40,12,220	17,54·0	42,77	99	219·9	52,11·2	186·0	2	0·8	19·9	1·1	3,28	1	11,91	175	

Appendix D-1.—*concld.*

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of (1920-21).

Serial No.	Name of plot.	As per original Schedule C. Area.	As per original Schedule C. Value.	Present Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Leased plots. Area in thousands of sq. yds.	Leased plots. Capital value in thousands of rupees.	Leased plots. Rental in thousands of rupees.	Unleased plots. No.	Unleased plots. Area in thousands of sq. yds.	Unleased plots. Capital value in thousands of rupees.	Unleased plots. Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Undeveloped land. Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Brought over ..	24,93,864	40,12,220	17,54·0	42,77	99	219·9	5211·2	186·0	2	0·8	19·9	1·1	3,28	1	11,91	1,75	
10	West Chaupaty Estate (including the Hill Slope).	89,623	8,96,230	53·0	580	..	..	..	..	..	..	..	..	8	..	..	..	On actual measurement Chaupaty Estate is found to be 5,453 square yards less than shown in Schedule C.
		52,657	..	76·7		21	76·4	9,99	44·7	15	20·0	3,26	18·1	..	..	..	..	17,203 square yards road handed over to Municipality.
	Old Distillery Plot ..	..	..	7·0	71	5	6·3	152·7	6·9	..	..	..	..	..	..	..	..	8,000 square yards reserved for roads.
11	Parel Estate	3,30,469	9,91,407	1,17·6	3,53	..	..	..	..	..	..	..	..	..	1	1,18	3,53	1,40,225 square yards resumed by Government for Rs. 7,01,275 in 1913-14.
	Total..	29,66,613	58,99,857	20,08·3	52,81	125	302·6	63,62·9	2,37·6	17	20·8	3,45·9	19·2	3,36	2	13,09	5,28	22,563 square yards resumed for Rs. 2,03,067 in 1916-17.
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8·3	1,03	1	8·3	2,30	10·3	..	..	..	..	..	..	..	..	
	East Chaupaty Estate	7,449	..	4·7	33	4	2·2	78	3·5	1	2·5	34	1·9	..	..	..	..	
	Total..	15,707	1,03,225	13·0	1,36	5	10·5	3,08	13·8	1	2·5	34	1·9	..	..	..	..	
	Schedule E Lands.																	
	Colaba Reclamation ..	..	..	68·0	..	36	53·8	23,80	106·7	..	..	..	..	14	..	..	..	
	Napean Sea Road Reclamation.	..	..	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	Roads (26,406 square yards) handed over to Municipality not shown here.
	Total..	..	..	70·0	..	37	55·8	23,94	1,07·3	..	..	..	..	14	..	..	..	
	Grand Total..	29,82,320	60,03,082	20,91·3	54,17	167	368·9	90,65	358·7	18	23·3	3,80	21·1	3,50	2	1,309	5,28	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust's Estates on Municipal lands (Schedule D)—as at close of 1920-21.

The original grants under Schedule D are also shown.

Serial Number.	Name of Estate.	As per original Schedule D.		Present Area in thousands of square yards.	Schedule value in thousands of Rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased plots.				Unleased plots.									
		Area.	Value.			No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.	Service passages in thousands of sq. yards.	Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	Connaught Road Estate..	36,827	1,93,074	29·7	1,70	17	12·2	93	4·2	..	..	..	..	..	..	1·5	16*	·79	* Area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 square yards road handed over to Municipality.
2	West Agripada (including Scheme 9.)	4,12,815	12,98,137	4,10·9	14,04	151 C 6	2,12·7 28·0	22,74 1,80	1,01·6 8·1	9	15·0	1,35	6·1	29·7	27·4	8·7	..	..	58,837 sq. yds. road handed over to Municipality. 10,451 ,, road area transferred to Scheme 32. 5,701 ,, resumed by Municipality. 14,259 ,, acquired by Government for B. B. & C. I. Railway.
3	Matunga Lands	2,98,376	3,49,348	2,68·3	1,74	1	1·6	..	†..	..	..	..	..	..	..	..	35·3	23	†As the land is leased in exchange the rent is Rupee one only. Portions of 3 plots admeasuring 576 sq. yds. are deducted from the originally reported area. The Schedule value of the same is Rs. 490. 2,31,401 square yards of land have been transferred to Scheme 5.
	Total ..	7,48,018	18,40,559	7,08·9	17,48	169 C 6	2,26·5 2 8·0	23,67 1,80	1,05·8 8·1	9	1,5·0	1,35	6·1	29·7	27·4	10·2	51·3	1,02	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial No. of scheme.	Name of scheme.	Land acquired up to 31st March 1921.		Developed land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada ..	72·8	15,37	60	42·8	7,86	35·3	..	..	..	..
				C 2	4·7	33	1·4				
2	Princess Street ..	1,20·1	67,47	1,13	60·7	92,12	4,08·1	1	0·9	15	0·8
				C 2	11·1	1,89	8·5				
3	Sandhurst Road ..	2,48·5	82,45	176	1,20·0	96,71	4,30·8	6	2·6	520	31·2
				C 2	14·4	1,94	8·7				
4	Gamdevi	1,81·7	12,16	118	1,01·3	21,78	89·6	..	..	..	..
5	Dadar-Matunga ..	14,38·0	23,32	656	8,14·4	87,98	3,94·9	73	1,20·1	159·9	71·0
6	Sion-Matunga ..	17,53·1	19,95	84	71·7	4,96	21·8	12	17·5	1,71·0	7·6
				C 1	0·9	4	0·2				
8	Mandvi-Koliwada..	29·4	19,80	32	15·1	16,30	73·1	..	..	..	..
				C 1	4·2	3,13	14·1				
13	Souter Street Extension eastwards ..	7·5	21	4	3·1	42	1·7	5	3·9	51	2·8
27	Mathew Road ..	50·8	11,30	21	34·5	11,09	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	14	7·4	17,36	77·4	8	3·8	500	30·0
				C 1	8·5	2,27	10·2				
30	Souter Street Extension westwards ..	16·9 2·6	69 10	..	..	..	..	..	..	..	..
31	Parel	5,47·7 17·1	41,54 1,09	129 C 1	1,27·8 8·1	24,33 36	1,07·8 1·6	16	7·9	165	8·8
32	East Agripada ..	2,04·6	22,54	45	52·1	8,91	38·4	25	15·0	200	9·3
				C 1	4·2	68	3·8				
33	Bhatwadi	8·5	2,79	10	5·2	1,09	4·2	..	..	..	..
36	Chunam Kiln Road.	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	70·2	1,04,82	..	..	..	..	..	..	..	..
41	Undria Street ..	6·4	4,62	3	0·7	13	0·6	7	1·7	68	3·0
43	Parel Road (Central)	31·3	19,16	2	1·2	3,20	..	..	..	..	..
47	Parel Road (Northern)	50·8	25,19	..	..	..	..	..	..	..	..
50	Mazagaon Street ..	25·8	3,26	1	2·2	1,21	5·4	..	..	..	..
52	Worli Street ..	9,19·8	44,53	2	5·9	2,97	..	..	..	..	..
53	Foras Road Street.	44·9	6,96	..	..	..	..	..	..	..	..
54	Kolbhatwadi ..	9·8	16,12	1	0·6	42	2·5	..	..	..	..
56	Dharavi ..	6,09·1	7,99	1	28·3	2,34	..	..	..	..	..
57	Wadala Sewri ..	3,56·1	28,69	..	..	..	..	..	..	..	..
58	Worli Extension ..	3,02·8	21,50	..	..	..	..	..	..	..	..
60	Naigaum Street ..	4,36·2	40,17	8	92·6	1,649	20·0	..	..	..	..
61	Furgusson Road Street.	1,66·9	4,00	..	..	..	..	..	..	..	..
	Police Accommodation Schemes.										
14	Nagpada	..	..	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road ..	0·3	39	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·3	16	1	1·2	15	0·7	..	..	..	..
19	Agripada	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	..	..	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	..	..	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·2	..	1	6·1	..	..	..	..	..	..
35	SandhurstRoadWest	..	..	1	0·9	39	1·9	..	..	..	..
39	Sandhurst RoadEast	..	..	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	..	1	16·4	..	..	..	..	..	..
44	Maharbaudi ..	2·7	..	1	2·7	..	..	..	..	..	..
45	Palton Road ..	5·9	..	1	5·7	..	..	..	..	..	..
55	Nowroji Hill ..	..	..	1	3·0	1,52	6·8	..	..	..	..
63	Dadar Matunga North.	..	..	3	8·7	82	3·7	..	..	..	..
	PoorerClasses Accommodation Schemes.										
42	Spring Mills ..	20·0	76	1	20·0	76	3·4	..	..	..	..
51	Century Mills ..	50·4	1,15	..	..	..	..	..	..	..	..
	Total ..	80,24·9	7,17,51	1,507	16,76·1	4,27,81	18,02·1	1,53	1,73·4	18,50	1,64·5
				C 11	56·1	10,64	48.5				

C=Board's chawl site.

own lands as at close of 1920-21.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped land. Area acquired in thousands of sq. yds.	Undeveloped land. Proportionate cost of acquisition in thousands of rupees.	Road handed over to Municipality in thousands of sq. yds.	Police Accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6,10,13, 14, 15,16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values are shown in thousands.)
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·5	72·8	
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds. acquired under section 41 or by private agreement.
5·0	20·8	3·6	10·5	3,50	69·0	3·7	3·1	2,52·7	0·6 sq. yds. transferred to Scheme 33 4·8 „ yds. acquired under section 41
14·2	12·4	6·8	..	..	41·7	1·8	7·0	1,85·2	3.5 „ „ „ „
286·1	2,86·1	..	68·0	1,10	..	..	1,36·7	17,11·4	2,31·4 sq. yds. have been transferred to this Schme from Schedule D, Matunga Lands. 42·0 sq. yds. of Vincent Road are included in this Scheme.
14·1	5·1	..	16,24·5	18,48	..	8·7	10·6	17,53·1	
..	5·3	1·1	..	..	9·1	..	1·7	36·5	6·5 sq. yds. acquired under section 41. 0·6 „ „ explained in Engineer's letter No. 3456, dated 15th May 1912.
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 „ „ acquired under section 41.
..	12·5	3·5	1,22·6	45,54	10·4	3·0	..	1,71·7	
		..	..	..	..	..	19·5	19·5	15·5 sq. yds. sold to B. B. & C. I. Railway in 1911-12.
..	82·0	1·7	1,42·0	10,51	22·4	..	1,72·9	5,64·8	0·3 sq. yds. acquired under sec. 41.
..	22·8	2·4	88·4	9,72	6·7	..	23·0	2,14·6	10·0 sq. yds. road area transferred to this scheme from Schedule D lands.
..	1·0	0·3	..	..	1·4	..	..	7·9	0·6 sq. yds. transferred to this Scheme from Scheme 3.
..	5·2	..	..	..	8·2	..	..	13·7	6·2 sq. yds. acquired under section 41.
.	..	..	70·2	1,04,82	..	..	..	70·2	
..	0·8	..	3·2†	2,31	..	..	..	3·4	
..	..	..	30·1	18,54	..	..	..	31·3	† This area is occupied in part by seven houses which have been remodelled by the Trust.
..	..	..	50·8	25,19	..	..	..	50·8	
..	..	..	23·6	3,01	..	..	..	25·8	
..	..	..	9,13·9	44,24	..	..	..	919·8	
..	..	..	44·9	6,96	..	..	..	44·9	
..	..	..	9·2	15,13	..	..	..	9·8	
..	..	..	5,80·8	7,62	..	..	..	6,09·1	
..	..	..	3,56·1	28,69	..	..	..	3,56·1	
..	..	..	3,02·8	21,50	..	..	..	3,02·8	
..	..	..	3,43·6	31,60	..	..	..	4,36·2	No cash consideration has been paid for 9989 sq. yds. in case No. 97but 19,418 sq. yds. given free of cost to the Board.
..	..	..	1,66·9	4,00	..	..	..	1,66·9	
..	..	..	..	..	..	..	..	...	Included in Scheme 1.
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	..	Included in Scheme 2.
..	..	..	..	..	..	..	..	..	Do. do. 4.
..	..	..	..	..	..	..	..	6·1	Nominal.
..	..	..	..	..	..	..	..	..	Included in Scheme 3.
..	..	..	..	..	..	..	..	..	Do. do.
..	..	..	..	..	..	..	..	16·4	Nominal.
..	..	..	..	..	..	..	..	2·7	
..	..	..	..	..	..	..	..	5·9	
..	..	..	..	..	..	..	..	..	Included in Scheme 29,
..	..	..	..	..	..	..	..	..	Do. do. 6.
..	..	..	..	..	..	..	..	20·0	
..	..	..	50·4	1,15	..	..	..	50·4	
3,22·2	4,59·2	29·6	50,02·5	4,03,61	2,42·8	22·7	3,80·1	83,42·2	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.	
			Leased plots.				Unleased plots.									
	Area in thousands of Sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12, 13 and 14.)	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's Estates on Government land (Schedules C and E.)	20,91	54,17	167	3,69	90,65	3,59	18	23	380	21	3,50	2	..	7,44	13,09	5,28
2. Trust's Estates on Municipal land (Schedule D.)	7,09	17,48	169 C 6	2,27 28	23,67 1,80	1,06 8	9	15	1,35	6	30	27	10	3,37	51	1,02
3. Trust's Estates on their own land.	80,25	7,17,51	15,07 C 11	16,76 56	4,27,81 10,64	18,02 49	153	1,73	18,50	1,65	3,22	4,59	30	27,16	50,03	4,03,61
Total ..	1,08,25	7,89,16	18,43 C 17	22,72 84	5,42,13 12,44	22,67 57	180	2,11	23,65	1,92	7,02	4,88	40	37,97	63,63	4,09,91

C=Trust's Chawl site.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5		7
1	First Nagpada	*Nil.* ..	*Nil* ..	27,14	..	Completed in 1913-14.
2	Princess Street	*Nil.* ..	Fixing kerbs and water tables and constructing foot-paths on Kitchen Garden Lane.	78,19	1,57	
3	Sandhurst Road, West ..	Pavements of foot-paths opposite plots 69 and 62.	Foot-paths opposite 63 and 68 to be paved, and service passage between plots 63 and 68 to be tarred.	103,19	1,91	
	Do. East ..	*Nil.* ..	Pavements of foot-paths opposite plots 27, 53 and 101 to 106.			
4	Gamdevi	*Nil.* ..	Service passage behind plots 126 to 89 and remaining foot-paths to be tarred.	19,39	68	
5	Dadar—Matunga	Levelling and filling in (1) Departmentally and by Light Railway (2) by Messrs. Phatak and Walchand Ltd. Roads and Drains,(1) between King's Way and Matunga Station, (2) between King's Way and Matunga Road near the Technical Institute Plots (3) East of King's Way and south of 100′ avenue-Sewage disposal works at Matunga. Construction of semi-permanent sheds for labourers and dishoused tenants. Construction of new office for the Engineering Department.	The remaining work of road-making, tree-planting and part of filling in.	45,95	11,06	
			Carried over ..	273,86	15,22	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	273,86	15,22	
6	Sion—Matunga	Levelling and Filling in Departmentally and by the Light Railway. Roads South of Mahim Loop Railway Construction of semi permanent sheds for labourers, dishoused tenants and famine immigrants. Construction of temporary bungalows for the staff. Work of replacing 2′ 6″ gauge Railway lines by 4′ 8½″ gauge Railway lines taken in hand to facilitate carriage of filling from Rowli Hill to Scheme 57.	Most of the work of road-making, tree planting and filling in. During the ensuing year it is proposed to fill swamps, cut high ground and prepare a large portion of the estate for drain and road-work.	33,99	44,00	
7	Colaba Reclamation	*Nil.* ..	*Nil.*	4,70	..	Completed in 1910-11.
8	Mandvi—Koliwada	*Nil.* ..	Pavements of foot-paths opposite plots 13, 14, 8 to 10, 5 and 2.	24,32	1,61	
9	Sankli Street	*Nil.* ..	*Nil.* ..	Included in Schedule D.		„ „ 1905-06.
10	Street Scheme on plot south of Crawford Market.	*Nil.*	*Nil.* ..	Included in Schedule C.		„ „ 1905-06.
			Carried over ..	336,87	60,83	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	336,87	60,83	
11	Street Scheme, Agripada ..	A, Tarring the foot-paths in front of plots Nos. 90, 60 and 66, along the public recreation ground between Souter Street and Motlibai Street and along, the recreation ground of Rebesh Street and half the portion of Club Back Road. B. Extension of the Trust Workshop which comprises of a shed for store smithy and a big godown for storing cement.	The remaining foot-paths will be tarred.	Included in Schedule D.		
12	Do. Connaught Road.	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1906-07.
13	Souter Street, Extension eastwards.	*Nil.* ..	Repairing and handing over to Municipality.	53	21	
14	Police Accommodation, Nagpada.	*Nil.* ..	*Nil.* ..	1,56	..	Completed in 1905-06.
16	Do. Wodehouse Rd.	*Nil.* ..	*Nil.* ..	3,23	..	„ „ 1905-06.
17	Do. Duncan Road.	*Nil.* ..	*Nil.* ..	57	..	„ „ 1908-09.
18	Do. Shepherd Rd.	*Nil.* ..	*Nil.* ..	36	..	„ „ 1905-06.
			Carried over ..	343,12	61,04	

Note.—The figures in cols. 6 and 7 do not includ charges for interest and sinking fund during the execution of the scheme.

Appendix E—*conctd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	[343,12	61,04	
19	Police Accommodation, Agripada.	*Nil.* ..	*Nil.* ..	1,79	..	Completed in { 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1902-03.
21	Do. Wodehouse Road.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1905-06.
22	Do. Hornby Road.	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1911-12.
23	Police Accommodation, Connaught Road.	*Nil.* ..	*Nil.* ..	79	..	„ „ 1908-09.
24	Do. Princess Street ..	*Nil.* ..	*Nil.* ..	2,66	..	„ „ 1910-11.
25	Do. Gamdevi	*Nil.* ..	*Nil.* ..	1,29	..	„ „ 1917-18.
27	Mathew Road	*Nil.*	Remaining length of service passage behind plots 3 and 7 to be tarred.	12,03	..	
			Carried over ..	361,68	61,04	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920 21.	
1	2	3	4	5	6	7
			Brought forward ..	361,68	61,04	
29	Nowroji Hill	Foot paths in front of plots 13 and 1 paved. Filling in lowlying lands, and removal of debris, about 10 lacs of cubic feet of rock quarried. 20 semi permanent rooms on Southern recreation ground constructed.	The remaining portion of the hill about 41 lacs of cubic feet to be quarried and the remaining roads and service passages to be constructed and the remaining foot paths to be paved.	71,82	19	
30	Souter Street Extension westwards.	*Nil.* ..	Repairing and handing over to Municipality.	1,20	..	
31	Parel Street	Filling in low lying lands and quarry holes continued. Eastern side of Eastern Avenue 120′ between Lalbag and Elphinstone Road completed with the exception of 500′ along Morarji Mills according to revised lay-out 150′ Eastern Avenue Western portion between Dadar and Naigaum Cross Roads completed. Work of road construction east of Suparibaug Road nearly completed with the exception of Road No. 8 between No. 6 and Liston Road. S.W.D., on 80′ Road to Sewree completed. Road works at Lalbaug completed.	Filling in low lying lands between Roads Nos. 4 and 4A. 150 ft. Eastern Avenue .. 1,300 ft. Western half. 120 „ „ „ whole of the Western half between.—Elphinston Road and Lalbaug about 5,000 fte. 80 ft. Road .. 22,04 R. ft. 50 „ „ .. 150 „ „ 40 „ „ .. 150 „ „ 20 „ „ .. 800 „ „ 12 „ Service passage 2,300 „ „	54,06	10,84	
			Carried over ..	488,76	72,07	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	488,76	72,07	
32	East Agripada (South) ..	A. Tarring foot-paths in front of Plot No. 71. B. 38 S. P. Sheds on Souter Street and 18 more on Byculla Station Road to accommodate the displaced tenants of the Board. C. Two blocks of Kalapani Chawls together with the rent collector's quarters completed and two remaining blocks taken upto top floor. D. Filling in on Byculla Station Road in case No. 120, between Moreland Road on Souter Street and on Souter Street East Agripada on the junction of Water Street near cases Nos. 137, 130, 125 and 124.	Remaining foot-paths will be tarred.	34,29	....	
	Do. (North) ..	A. Tarring foot-paths in front of Peons' Chawls and filling in low lying lands in the Recreation ground near Peons' Chawls. B. Mahar Chawls and Peon Chawls completed and occupied. C. Recreation ground near Peons chawls nearly completed.				
			Carried over ..	523,05	72,07	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	523,05	72,07	
33	Bhatwadi	*Nil.* ..	*Nil.* ..	2,88	1	
34	Police Accommodation, Lamington Road.	*Nil.* ..	*Nil.* ..	4,04	6	
35	Do. Sandhurst Road, West.	The chawl for sepoys completed.	Pavement in the open spaces and compound gates.	1,05	..	
36	Lamington Rd. St. Scheme..	*Nil.* ..	*Nil.* ..	2,77	..	
37	Sydenham Road Scheme ..	*Nil.* ..	Whole.	1,11,58	6,86	
39	Police Accommodation, Sandhurst Road, East.	Officers' quarters and chawl for sepoys completed.	Pavement in the open spaces.	4,03	86	
40	Do. Byculla.	Officers' quarters, Police Station, and chawl for sepoys completed.	Compound wall.	6,07	1,76	
41	Undria St. Scheme ..	*Nil.* ..	Set back on Grant Road at the northern end and remodelling of portion on the South of case No. 24.	5,46	....	
42	Poorer Class Accommodation Scheme for the Spring Mills.	*Nil.* ..	The whole.	5,19	....	
43	Parel Road (Central) ..	*Nil.* ..	The whole.	20,31	26,47	
44	Police Accommodation, Maharbawdi.	Officers' quarters and chawls for sepoys completed.	Pavement in the open spaces.	2,47	55	
			Carried over ..	688,90	108,64	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*concld.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
2		3	4	5	6	7
			Brought forward ..	688,90	108,64	
45	Police Accommodation, Palton Road ..	Officers' quarters, Police station and chawls for the sepoys completed.	Finishing work of underground storage tank.	5,68	..	
46	.Do. Parel ..	*Nil.* ..	Whole. ..	..	..	Detailed estimates awaited from P. W. D.
47	Parel Road (Northern) ..	300′ of the 120′ Eastern Avenue, Western half along the G.I.P. Rly. Telegraph Superintendents' Office.	The whole of the 120′ Eastern Avenue with the exception of the 300′ Western half along the G.I.P. Rly. Telegraph Superintendents' Office.	27,18	44,40	
48	Police Accommodation, Mahim.	Officers' quarters, Police Station and the chawl for sepoys completed.	Jamadar's quarters	3,57	74	
49	Napean Sea Road Reclamation.	*Nil.* ..	*Nil.* ..	3	..	Completed in 1916-17.
50	Mazagon Road Street Scheme	Foundation of chawl No. 11 were put in, and columns from ground to 1st floor were completed foundations of chawls Nos. 13 and 14, columns from ground to 1st floor and the 1st floor were all completed; foundations of chawl No. 16 were completed, caretakers house was almost completed.	(1) All the remaining work of the 16 chawls. (2) Construction of the new road joining Nesbit Road and Mazgaon Road. (3) Construction of the pipe sewer on the new road and pipe sewer towards the chawls. (4) Laying of the water main supplying water to the chawls. (5) Recreation ground for children in front of caretaker's house.	10,79	15,78	
			Carried over ..	736,15	169,56	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	736,15	169,56	
51	Poorer Class Accommodation Scheme for Century Mills.	¾ filling in done	The remaining filling in to be completed.	1,24	71	
52	Worli Street Scheme. ..	*Filling in* by hand 21,400 brass ,, train 140,009 ,, ,, carts 3,200 ,, *Rock removal* 1,296 ,, Metal and rubble broken 736 ,, *Permanent* way. 10 miles of Railway lines laid with 50 sets of Points and Crossings. *Rolling Stock*, 10 Locomotives, 300 trucks, 2 steam navvies and 2 cranes fitted up and brought in use, 2 engines, 2 stone crushers and 1 air compressor received and in course of erection. *Workshop and Engine Shed* erected with all required machinery. *Hydraulic*: 2 High level W. I. Tank and one ground level masonry tank built, two pipe lines laid on works as well as in labour camps. Two pumping engines fitted up for watering locos and labour camps. *Sea Wall*: Rubble packing in Sea Wall 4,900 brass done. *Road Crossings*: 3 Level Crossings across Worli Road laid.	1. Kerbing for Sea Wall .. .. 2. Earth excavation and filling in and rubble and ballast in full swing. 3. Construction of Roads, S.W. drains, and 5 feet retaining wall will be started after the monsoon.	61,42	64,53	
			Carried over ..	798,81	234,80	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	798,81	234,80	
52	Worli Street Scheme —(*contd*).	*Housing* (Superior): 4 Bungalows for superior staff erected and the rest of the staff accommodated in acquired buildings. *Housing* (Labour): Camps for 5,000 coolies provided on works with latrines and washing places. *Medical*: One dispensary and a Hospital with 20 beds erected for Trust labour. Miscellaneous: Grain shop, Cement shed, office, stores, etc., erected.				
53	Foras Road Street Scheme.	Chawls Nos. 2 and 4 and caretakers quarters finished and made ready for occupation. Chawls 1 and 3 taken up to the 3rd floor together with W. C. block. Chawl No. 5 with W. C. done up to the 3rd floor and chawl No. 7 brought up to the 2nd floor. Main portions have been almost completed on the 1st floors of chawls 1, 3, 5. and 7. Partitions of the other floors of the same chawls in progress. Chawl No. 6 is taken up to the 3rd floor. Chawls Nos. 8 and W.C. block brought up to the 2ndfloor; concreting for the 3rd floor of chawl No. 8 begun. Chawls Nos. 17, 18 and 19:	1. Completion of the remaining 17 chawls. 2. Completion of the three Roads leading to Foras Road, Lamington Road and Bellasis Road. 3. Completion of the pipe sewer drain starting from the junction of Roads 1 and 2 and connecting the pipe sewer drain towards Lamington Road. 4. Garden in frnot of chawl No. 11. 5. Continuing the water main and pipe sewer drain towards Bellasis Road.	11,83	1409	
			Carried over ..	810,64	248,89	

Note.—The fingures in cols 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	810,64	248,89	
53	Foras Road Street Scheme —(*contd*).	ground floor columns completed. Chawl No. 16 taken up to the 1st floor. For chawls Nos. 14 and 15. lime and cement concrete foundations for the ground floor columns completed. In chawls 12 and 13 lime concreting for the foundations of ground floor coulmns completed. S. W. drains on all sides excepting that towards Bellasis Road laid. Pipe sewer drains laid on all side excepting that line between chawls Nos. 16 and 10. Municipal water main laid by the Municipality up to the building near chawls Nos. 1 and 2. Earth filling in work on the whole site practically completed.				
54	Kolbhatwadi	*Nil.* ..	Whole	16,80	14,29	
55	Police Accommodation Chinch Bunder.	Officers' quarters, Police station and chawl for sepoys completed.	Underground storage tank and electric pump shed.	1,51	121	
55A	Do. Mazgaon.	Officers' quarters and chawls for sepoys completed.	*Nil.* ..	3,49	61	
56	Dharavi	Preliminary Surveys of Scheme were prepared and route of proposed Railway for training earth from Ghatkoper was aligned. Various	Practically the whole of the Scheme is in operations.	20,63	187,82	
			Carried over ..	853,07	452,82	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920 21.	
1	2	3	4	5	6	7
			Brought forward ..	853,07	452,82	
56	Dharavi—(*contd.*)	temporary sheds for accommodation of stores, etc. were erected. Certain materials were collected in readiness for commencement of work.				
57	Sewri-Wadala	Apart from the Trust stone quarries which have been turning out rubble and metal and building stone for Trust and outside use, very little work has been done on this estate.	Filling in with earth and stone brought by 4′ 8½″ gauge Railway from Rowli Hill and Salamati Hills in Scheme VI. High land at South end of Scheme will fill up swamps and lowlying ground as far North as Acworth Leper Asylum.	31,19	113,97	
58	Worli extension	Spoil being removed by Municipality except in Cases Nos. 25 and 26 the spoil from which is being removed for filling in Mahaluxmi Race course. Some portion of widening of Love Grove Road done and the rest could not be done due to lowering of pipe sewers by Municipality and certain buildings not being handed over for removal.	Widening of Love Grove Road including metalling will be completed.	22,17	9,74	
59	Sewri-Koliwada	*Nil.* ..	Whole	1	6,10	
			Carried over ..	906,44	582,63	

Note.—The figures in columns. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E—*contd.*

Progress in Trust Schemes.

Schemes.		Work done in 1920-21.	Work to be done after 1920-21.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.			Spent to end of 1920-21.	Estimated future expenditure after 1920-21.	
1	2	3	4	5	6	7
			Brought forward ..	906,44	582,63	
60	Naigaum	(i) Filling in of Kohinoor Mills chawls plot done. (ii) 1 Block of Kohinoor Mills chawls was completed with ground floor columns of other Blocks.	(i) The whole filling of Naigaum Scheme 60. (ii) All the Roads to be completed. (iii) All the remaining Blocks of the chawls will be completed.	38,21	37,95	
61	Fergusson Road	Nearly ⅓ filling in done	The remaining filling in will be completed.	40,7	11,72	
62	Love Lane	*Nil.* ..	Whole	16	17,67	
63	Police Accommodation Dadar Matunga (North).	*Nil.* ..	Whole	..	4,57	Scheme not notified.
64	Do. De Lisle Rd.	*Nil.* ..	Whole	..	8,66	Scheme submitted to Government for sanction.
65	Poorer class accommodation Scheme for David Mills.	*Nil.* ..	The Whole	2	3,18	
			Total ..	948,90	666,38	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix F.

STATEMENT SHOWING THE PROGRESS OF ACQUISITION IN SANCTIONED SCHEMES.

Note.—The schemes not included in column 1 either involve no acquisition or have not been sanctioned.

No.	Schemes. NAME.	Land acquired upto the beginning of 1920-21. No. of cases.	Total area acquired.	Award.	Land acquired in 1920-21. No. of cases.	Total area acquired.	Award.	Total area acquired upto the end of 1920-21. No. of cases.	Total area acquired.	Award.	Land yet to be acquired. No. of cases.	Area.	Estimated cost. Award.	General charges @ 10 %.	Total.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
1	First Nagpada	108	72,802	15,36,830	..	..	..	108	72,802	15,36,830	..	..	..	..	..	
2	Princess Street	392	1,20,147	67,47,234	..	..	..	392	1,20,147	67,47,234	..	..	..	..	..	
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..	545	2,48,526	82,45,146	..	..	..	..	..	
4	Gamdevi	68	1,81,658	12,15,960	..	..	..	68	1,81,658	12,15,960	..	..	..	..	..	
5	Dadar—Matunga	613	14,38,041	23,32,291	..	..	..	613	14,38,041	23,32,291	10	19,432	76,709	7,671	84,380	
6	Sion—Matunga	1,219	17,53,073	19,95,094	..	..	..	1,219	17,53,073	19,95,094	32	1,13,645	1,12,906	11,291	1,24,197	
7	Colaba Reclamation	1	9,152	13,000	..	..	..	1	9,152	13,000	..	..	..	..	..	
8	Mandvi—Koliwada	208	29,376	19,80,091	..	..	..	208	29,376	19,80,091	..	..	..	..	..	
9	Sankli Street	1	340	17,000	..	..	..	1	340	17,000	..	..	..	..	..	
10	Plot south of Crawford Market.	..	89	2,871	..	..	..	..	89	2,871	..	..	..	..	..	
13	Souter Street Extension Eastward.	2	7,484	20,786	..	..	..	2	7,484	20,786	..	..	..	..	..	
17	Duncan Road (Police)	3	329	38,967	..	..	..	3	329	38,967	..	..	..	..	..	
18	Shepherd Road Do.	1	1,313	15,915	..	..	..	1	1,313	15,915	..	..	..	..	..	
27	Mathew Road	44	50,787	11,29,849	..	..	..	44	50,787	11,29,849	..	..	..	..	..	
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..	399	1,71,702	63,70,141	1	97	6,859	686	7,545	
30	Souter Street Extension Westward.	6	16,909	69,542	..	..	..	6	16,909	69,542	..	..	..	..	..	
31	Parel	97	5,47,716	41,53,768	..	..	..	97	5,47,716	41,53,768	8	4,894	52,232	5,223	57,455	
32	East Agripada	206	2,04,613	22,53,874	..	..	..	206	2,04,613	22,53,874	7	1,517	31,126	3,113	34,239	
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36	8,456	2,78,855	..	..	..	..	..	
34	Lamington Road (Police)	1	6,194	1	..	..	..	1	6,194	1	..	..	..	..	..	
36	Lamington Road	10	7,493	2,22,138	..	..	..	10	7,493	2,22,138	..	..	..	..	..	
37	Sydenham Road	307	66,730	1,04,30,868	3	3,479	* 51 254	310	70,209	1,04,82,122	22	11,089	11,67,878	1,16,788	12,84,666	* Includes Rs. 10,066 the excess amount awarded by the Tribunal.
40	Byculla (Police)	1	16,369	1	..	..	..	1	16,369	1	..	..	..	..	..	
41	Undria Street	46	6,408	4,61,735	..	..	..	46	6,408	4,61,735	2	883	6,265	626	6,891	
42	Spring Mills	1	20,030	76,076	..	..	..	1	20,030	76,076	..	..	..	..	..	
43	Parel Road (Central)	41	27,026	17,21,675	5	4,322	† 1,94,673	46	31,348	19,16,348	14	64,708	7,83,052	78,865	8,62,017	† Includes Rs. 10,000 paid by the Trust in settlement of Tribunal reference.
44	Maharbaudi Police	1	2,724	1	..	..	..	1	2,724	1	..	..	..	..	..	
45	Palton Road (Police)	1	5,924	1	..	..	..	1	5,924	1	..	..	..	..	..	
47	Parel Road (Northern)	86	41,159	22,98,185	7	9,667	‡ 2,20,531	93	50,826	25,18,716	34	1,16,123	6,81,284	68,128	7,49,412	‡ Includes Rs. 9,006 the excess amount awarded by the Tribunal.
50	Mazagon Road	4	16,555	1,57,757	2	9,249	1,68,442	6	25,804	3,26,199	7	36,803	4,73,801	47,380	5,21,181	
51	Century Mills	88	48,704	1,11,693	1	1,692	3,384	89	50,396	1,15,077	..	..	..	..	..	
52	Worli	10	68,650	2,14,531	527	8,56,123	42,38,828	537	9,19,773	44,53,359	819	9,26,398	72,21,641	7,22,164	79,43,805	
53	Foras Road	2	44,882	6,95,640	..	..	..	2	44,882	6,95,640	..	..	1,54,360	15,436	1,69,796	
54	Kolbhatwadi	5	548	90,753	47	9,272	15,20,903	52	9,820	16,11,656	8	3,160	2,10,344	21,034	2,31,378	
56	Dharavi	1	12,008	1	286	5,97,102	7,98,609	287	6,09,110	7,98,610	569	18,54,529	92,41,390	9,24,139	1,01,65,529	
57	Sewri Wadala	..	..	..	280	3,56,061	28,68,551	280	3,56,061	28,68,551	921	15,89,498	1,09,81,449	10,98,145	1,20,79,594	
58	Worli Extension	..	..	..	63	3,02,837	21,50,140	63	3,02,837	21,50,140	5	95,285	6,22,860	62,286	6,85,146	
59	Sewri Koliwada	..	..	..	..	..	..	..	..	..	133	30,957	4,50,000	45,000	4,95,000	
60	Naigaum	..	..	..	106	4,36,240	40,17,053	106	4,36,240	40,17,053	37	82,075	12,82,947	1,28,295	14,11,242	
61	Fergusson Road	..	..	..	95	1,66,886	3,99,899	95	1,66,886	3,99,899	1	772	25,101	2,510	27,611	
62	Love Lane	..	..	..	..	..	..	..	..	..	1	20,519	4,11,000	41,100	4,52,100	
64	DeLisle Road (Police)	..	..	..	..	..	..	..	..	..	4	8,500	4,60,000	46,000	5,06,000	
65	David Mills	..	..	..	..	..	..	..	..	..	4	20,732	2,50,000	25,000	2,75,000	
	Total	4,554	52,48,917 = 1,084 acres.	5,48,98,270 = £ 36,59,885	1,422	27,52,930 =569 acres.	1,66,32,267 = £ 11,08,818	5,976	80,01,847 = 1,653 acres	7,15,30,537 = £ 47,68,702	2,639	50,01,616 =1,033 acres.	3,47,03,804 =£ 23,13,587	34,79,380 = £ 2,31,359	3,81,74,184 =£ 25,44,946	

Note.—4,840 sq. yds. = 1 acre. 1 £ is assumed to be equivalent to 15 Rs. although the rate of exchange greatly varies now.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Area, capital value and rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1919-20.				Disposed of in 1920-21.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Flats	3	21·3	1,02	4·5	1	30·0	4,50	...
Kennedy Sea Face ...	1	4·0	0·2	0·01	...	...	...	...
Hornby Road	39	59·6	20,90	91·2	...	...	...	...
Marine Lines (including Admiral's Bungalow) ...	21	40·9	7,90	35·5	...	...	...	...
Wellington Lines	16	32·0	7,67	30·7	...	...	...	...
Wodehouse Road ...	18	40·0	7,75	33·4	1	0·4	17	1·0
Chaupati East	4	2·2	78	3·5	...	...	...	...
Chaupati West (including Old Distillery Plot) ...	26	82·7	11,15	49·9	1	1·3	66·7	3·0
Total ..	128	2,82·7	57,17·2	2,48·7	3	31·7	5,33·7	4·0
Schedule D.								
Agripada—(including Scheme 9)	157	2,40·7	24,42	1,09·7	...	...	...	...
Connaught Road	17	12·2	93	4·2	...	..	...	...
Lands at Matunga ...	1	1·6	...	...	...	...	...	...
Total ..	175	2,54·5	25,35	1,13·9	...	..	...	...
Schedule E.								
Colaba Reclamation ...	36	53·8	23,80	1,06·7	...	...	...	...
Napean Sea Road—Reclamation	1	2·0	14	0·6	...	...	...	...
Total ...	37	55·8	23,94	1,07·3	...	...	...	...
Trust's own property.								
First Nagpada	62	47·5	8,19	36·7	...	...	...	...
Princess Street	115	71·8	93,29	4,16·6	...	...	...	...
Sandhurst Road	172	1,29·1	76,76	3,42·0	6	5·3	21,69	97·5
Gamdevi	118	1,01·3	21,29	89·6	...	...	...	...
Dadar-Matunga	648	8,06·4	87,10	3,90·1	8	8·0	88	4·8
Sion-Matunga	85	72·6	5,00	22·0	...	...	...	...
Mandvi Koliwada	33	19·3	19,43	87·2	...	...	...	...
Souter Street extension eastward	4	3·1	42	1·7	...	...	...	...
Mathew Road	21	34·5	11,09	45·0	...	...	...	...
Nowroji Hill	12	14·0	11,27	50·0	3	1·9	8,36	37·6
Parel	127	1,31·6	23,61	1,05·9	3	4·3	1,08	3·5
East Agripada	42	46·8	7,16	30·5	4	9·5	2,43	11·7
Bhatwadi	10	5·2	1,09	4·2	...	...	...	...
Chunam Kiln Road ...	1	0·3	13	0·6	...	...	...	...
Undria Street	3	0·7	13	0·6	...	...	...	...
Total ...	1,453	14,84·2	3,65,96	16,22·7	24	29·0	34,44	155·1
Carried over ... Total of Schedules C.D.&E.	340	5,93·0	106,46·2	4,69·9	3	31·7	5,33·7	4·0

G.

are shown in thousands.

para. 12.)

Disposed of to end of 1920-21.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
4	51·3	(a) 10,02	4·5	1	0·8	17	0·9	
1	4·0	0·2	0·01	...	...	...	...	(a) Includes Rs. 4.50,000 received as premium.
39	59·6	(b) 20,90	91·2	...	...	...	...	
21	40·9	7,90	35·5	...	...	...	...	(b) Includes Rs. 10,383 received as or premia.
16	32·0	7,67	30·7	...	...	...	...	
19	40·4	7,92	34·4	1	0·06	3·0	0·2	
4	2·2	78	3·5	1	2·5	3·4	1·9	
(c) 26	82·7	(d)11,51·7	51·6	15	20·0	3,26	18·1	(d) Including Rs. 5,000 for fine.
130	3,13·1	66,70·9	2,51·4	18	23·3	3,80	21·1	(c) One plot No. 95 resumed and relet at an increased rent.
1,57	2,40·7	(e) 24,54	1,09·7	9	15·0	1,35	6·1	(e) Includes Rs. 3,600 for premia and Rs. 1 0,334 for fine.
17	12·2	93	4·2	...	...	...	...	
1	1·6	...	...	...	...	...	...	
175	2,54·5	25,47	1,13·9	9	15·0	1,35	6·.	
36	53·8	(f) 23,80	1,06·7	...	...	...	...	(f) Includes Rs. 3,270 for fine and Rs. 2,896 for premia.
1	2·0	14	0·6	...	...	...	...	
37	55·8	23,94	1,07·3	...	...	...	...	
62	47·5	(g) 8,19	36·7	...	...	...	...	(g) Including Rs. 100 for fine.
115	71·8	(h) 94,01	4,16·6	1	0·9	15	0·8	(h) Rs. 1,27,712 for premia and Rs. 4,000 for fine are included.
178	1,34·4	(i) 98,65	4,39·5	6	2·6	5,20	31·2	(i) Including Rs. 76,013 for premia and Rs. 14,505 for fine.
118	1,01·3	(j) 21,78	89·6	...	...	...	...	(j) Includes Rs. 1,83,947 for premia and Rs. 3,000 for fine.
656	8,14·4	(k) 87,98	3,94·9	73	1,20·1	1,59·9	71·0	(k) Includes Rs. 26,130 for premia and Rs. 3,683 for fine.
85	72·6	(l) 5,00	22·0	12	17·5	171	7·0	(l) Includes Rs. 12,500 for premia.
33	19·3	(m) 19,43	87·2	...	...	...	...	(m) Includes Rs. 2,200 for fine.
								(n) Includes Rs. 2,800 for premia.
								(o) Includes Rs. 1,07,470 for premia.
4	3·1	(n) 42	1·7	5	3·9	51	2·8	(p) Includes Rs. 14,409 for premia.
21	34·5	(o) 11,09	45·0	...	...	...	...	(q) Includes Rs. 4,300 for fine.
15	15·9	(p) 19,63	87·6	8	3·8	5,00	30·0	(r) Includes Rs. 39,578 for premia.
130	1,35·9	(q) 24,69	1,09·4	16	7·9	1,65	8·8	(s) Includes Rs. 15,219 for premia and Rs. 200 for fine.
46	56·3	(r) 9,59	42·2	25	15·0	2,00	9·2	
10	5·2	(s) 1,09	4·2	...	...	...	...	
1	0·3	13	0·6	...	...	...	...	
3	0·7	13	0·6	7	1·7	68	3·0	
1,477	15,13·2	4,0181	17,77·8	153	1,73·4	18,50	1,64·5	
342	6,23·4	1,16,11·9	4,72·6	27	38·3	5,15	27·2	

Appendix

Area, capital value and rental

(*Vide* Report,

ESTATE.	Disposed of to end of 1919-20.				Disposed of in 1920-21.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Total of Schedules C.D. & E. Brought over ...	340	5,93·0	1,06,46·2	4,69·9	3	31·7	5,33·7	4·0
Trust's own property—contd.	1,453	14 4·2	36,596	16 22·7	24	29·0	34,44	155·1
Parel Road Central Street Scheme	...	...	...	...	2	1·2	3,05	...
Mazagaon Street Scheme...	...	...	...	...	1	2·2	1,21	5·4
Worli Street Scheme ...	...	...	...	...	2	5·9	2,97	...
Kolbhatwadi Improvement Scheme	...	...	...	...	1	0·6	42	2·5
Dharavi Street Scheme ...	..	...	...	...	1	28·3	1,17	...
Naigaum Street Scheme ...	...	...	...	...	8	92·6	13,52	20·0
Total ...	1,453	14,84·2	3,65,96	16,22·7	39	1,59·8	56,78	183·0
Police Accommodation Schemes.								
14. Nagpada	1	4·0	72	3·2	...	..	...	...
16. Wodehouse Road ..	1	6·6	76	3·4	...	...	...	...
17. Duncan Road * ...	1	0·3	38	1·7	...	...	...	...
18. Shepherd Road ...	1	1·2	15	0·7	...	...	...	...
19. Agripada	2	4·8	45	2·1	...	...	...	...
23. Connaught Road ...	2	1·7	13	0·6	...	...	...	...
24. Princess Street ...	2	1·5	1,51	6·8	...	...	...	...
25. Gamdevi	2	1·8	45	2·0	...	...	...	...
34. Lamington Road ...	1	6·1	*...	*...	...	...	...	...
35. Sandhurst Road (West)	1	0·9	39	1·6	...	...	...	...
39. Sandhurst Road (East)	4	2·8	1,97	8·9	...	...	...	...
40. Byculla	1	16·4	*...	*...	...	...	...	...
44. Maharbawdi	1	2·7	*...	*...	...	...	...	...
45. Palton Road	1	5·7	*..	*...	...	...	...	...
55. Nowroji Hill	...	...	...	...	1	3·0	1,52	6·8
63. Dadar-Matunga North.	3	8·7	82	3·7	...	...	...	...
Total ..	24	65·2	7,73	34·7	1	3·0	1,52	6·8
oorer Classes Accommodation Scheme.								
2. Spring Mills	1	20·0	76	3·4	...	...	...	...
GRAND TOTAL ...	1,818	21,62·4	4,80·91	21,30·7	43	1,94·5	63,63·7	1,93·8

G.—*Contd.*

are shown in thousands.

para. 12.)

Disposed of to end of 1920-21				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq.yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
342	6,23·4	1,16,11·9	4,72·6	27	38·3	515	27·2	
1,477	1513·2	40,181	17,77·8	153	1,73·4	1850	164·5	
2	1·2	3,20	...	...	...	...	...	
1	2·2	1,21	5·4	...	...	...	...	
2	5.9	2,97	...	...	...	...	...	(t) Including Rs. 1,16,758 for premia. (u) Out of this Rs. 2,97,244 are for premia.
1	0·6	42	2·5	...	...	...	...	
1	(t) 28·3	2,34	...	...	...	...	..	
8	(u) 92·6	16,49	20·0	...	...	...	..	
1,492	16,44·0	4,28,44	18,05·7	153	173·4	18,50	164·5	
1	4·0	72	3·2	...	...	...	...	
1	6·6	76	3·4	...	...	...	...	
1	0·3	38	1·7	...	...	...	...	
1	1·2	15	0·7	...	...	...	...	
2	4·8	45	2·1	...	...	...	...	
2	1·7	13	0·6	...	...	...	...	
2	1·5	1,51	6·8	...	...	...	...	
2	1·8	45	2·0	...	...	...	...	
1	6·1	*...	*...	...	...	...	...	* Nominal.
1	0·9	39	1·6	...	...	...	...	
4	2·8	1,97	8·9	...	...	...	...	
1	16·4	*...	*...	...	...	...	...	
1	2·7	*...	*...	...	...	...	...	* Nominal.
1	5·7	*...	*...	...	...	...	...	
1	3·0	1,52	6·8	...	...	...	...	
3	8·7	82	3·7	...	...	...	...	
25	68·2	9,25	41·5	...	...	...	...	
1	20·0	76	3·4	...	...	...	...	
* 1,860	23,55·6	5,54,57	23,23·2	180	2,11·7	23,65	1,91·7	* Exclusive of 5 plots sold, ostrich and one plot resumed.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-I.

Statement of completed Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of site.	Cost of site.	Cost of building, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	*1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	* With stable for 19 horses.
2	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but the lease runs from 1-6-09.
7	24	Princess Street	31-5-10	5	..	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
9	34	Lamington Road	27-9-19	* 8	220	6,194	1	4,03,833	† ..	† ..	† ..	* 4 European Officers 4 Indian Sub-Inspectors. † not yet fixed.
		Total ..	..	36	600	28,106	4,55,436	11,77,846	97,841	13,27,289	61,988	

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix H-2

Progress of Police Accommodation Schemes during 1920-21.

(*Vide* Report, para. 8.)

Serial No.	Description of Works.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 35.—Police Accommodation, Sandhurst Road, West.	3 Indian Sub-Inspectors and 33 Constables.	Represented in November, 1914. Possession of the site was given on 2nd December, 1919. The scheme as prepared ordered to be notified in December, 1920. Application made to Government for sanction to the scheme (T. R. 128 of 15th March, 1921). Buildings completed and occupied except compound gates which are under construction.
2	Scheme No. 39.—Police Accommodation, Sandhurst Road, East.	3 European Officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October, 1914. Scheme declared in 1917. Possession given to P. W. D. in 1919. Revised plans and estimates Sanctioned by the Board and Government sanction received (T. R. 370 of 28th June, 1921). Buildings completed and occupied. Pavement work will be started shortly.
3	Scheme No. 40.—Police Accommodation, Byculla.	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors, 3 Jamadars, 10 Head Constables 125 Constables, and 22 Servants.	Represented in May, 1914. Scheme notified in December, 1914, sanctioned by Government in 1915 and declared in the same year. Possession given to P. W. D. in 1919, Revised plans and estimates sanctioned by the Board in T. R. 61 of 3rd February, 1921. Government sanction applied for and received, (T. R. 274 of 10th May, 1921). Buildings occupied. Compound wall is under construction.
4	Scheme No. 44.—Police Accommodation, at Maharbaudi.	4 European Officers, 3 Indian Sub-Inspectors and 57 Constables.	The scheme was sanctioned on 2nd June, 1914, and declared on 18th March, 1915 by Government. The site was acquired by the Special Collector on 31st October, 1916. Up to date expenditure in the scheme is Rs. 2,35,500. Revised plans and estimates amounting to Rs. 2,91,854 awaited from P. W. D. Buildings completed. Surfacing of compound and installation of Electric Pumps and Motor will be carried out after the project is approved by Government.
5	Scheme No. 45.—Police Accommodation, Palton Road.	4 European Officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 Sepoys.	Scheme declared in 1919, and site acquired by the Land Acquisition Officer. Revised plans and estimates amounting to Rs. 5,51,672 sanctioned by the Board in T. R. 166 of 31st March, 1921, and Government sanction received. The work of underground tank is under construction.
6	Scheme No. 46.—Police Accommodation at Parel.	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables, and 90 Constables.	Fresh representation received in September, 1920. The question of contemplated change of site from Parel to Naigaum is under consideration.
7	Scheme No. 48.—Police Accommodation at Mahim.	4 European Officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 115 Constables.	Fresh representation sanctioned under T. R. 238 of 6th August, 1918. The scheme as prepared ordered to be notified in T. R. 376 of 20th August, 1919 and T. R. 514 of 21st December, 1920. Government sanction applied for (T. R. 180 of 5th April, 1921). Buildings except the quarters for one Jamadar and a portion of compound wall completed.
8	Scheme No. 55.—Police Accommodation at Chinch Bunder Road.	4 European Officers, 3 Indian Sub-Inspectors, 4 Head Constables and 20 Constables.	Represented in September, 1918. Possession of part of land given to P. W. D. (T. R. 49 of 11th February, 1920. Detailed plans and estimates amounting to Rs. 4,52,786 (gross) approved and scheme ordered to be notified in T. R. 60 of 9th February, 1921. Buildings completed. Compound wall and surfacing of compound will be done after the project is approved by Government.
9	Scheme No. 55A.—Police Accommodation, at Mazgaon.	1 Indian Sub-Inspector, 1 Jamadar, 5 Head Constables and 200 Constables.	Represented on 14th December, 1918. Scheme ordered to be prepared in T. R. 9 of 7th January, 1919. Plans and estimates amounting to Rs. 4,10,186 (gross) approved and scheme ordered to be notified in T. R. 469 of 23rd November, of 1920. Buildings for Sepoys, quarters for a Jamadar and a Sub-Inspector of Police as also the compound wall and surfacing of the compound will be done after the project is approved by Government.

Appendix H-2—*concld.*

Progress of Police Accommodation Schemes during 1920-21.

(*Vide* Report, para. 8.)

Serial No.	Description of Work.	No. of persons to be accommodated.	Remarks.
10	Scheme No. 62—Plots Nos. 3-6 Kingsway, Police Accommodation.	1 Inspector, 1 Dy. Inspector, 2 sergeants, 2 Indian Sub-Inspectors 1 Jamadar, 10 Head Constables and 96 Constables.	Represented in November, 1919. Preparation of scheme ordered in T. R. 564 of 9th December, 1919 Plot No. 3 excluded from the scheme (T. R. 433 of 26th October, 1920). Sanction of Government to the plans and estimates is awaited.
11	Scheme No. 64.—Police Accommodation at De. Lisle Road.	1 Inspector, 1 Dy. Inspector, 2 Sergeants, 3 Indian Sub-Inspectors, 1 Jamadar 8 Head Constables and 104 Constables.	Represented on 10th December, 1919. Preparation of scheme ordered in T. R. 36 of 27th January, 1920. Plans and estimates amounting to Rs. 8,60,000 (including cost of land) approved and ordered to be notified in T. R. 68 of 8th February, 1921.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5.)	Rate per sq. yard as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent for management & establishment.	Cost of work, value of land management and establishment charges (col. 8 + col. 9.)	Interest and sinking fund charges on capital outlay 4·61% on col. 10.	Full letting value per annum.	Annual profit + loss — taking net revenue at ¾rds of full letting value (¾rds of col. 12—col. 11.)
1	2		3	4	5	6	7 *	8	9	10	11	12	13
				sq.yds. (a)	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	15,120	—784
2	5-16	Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	43,476	+830
3	31,32, 38,40, 45&46	Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	20,724	—646
4	19-24	Chandanwadi Chawls.	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,950	45,216	+6,194
5	25-27, 29,30 & 41	Imamwada A Chawls.	1905	7,857	5,585	13,442	13–8	1,81,467	4,95,426	6,76,893	31,205	46,128	—453
6	50	Imamwada B Chawls.	1905	588	361	949	13–8	12,811	19,368	32,179	1,483	1,572	—435
7	33-37	Mandvi Koliwada Chawls.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	41,820	+798
8	51	Matunga Chawls.	1915	574	370	944	5	4,720	39,062	43,782	2,018	684	—1,562
9	17-18	Nagpada A Chawls.	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	7,560	+435
10	39	Nagpada B Chawls.	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	7,560	—216
11	28	Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	4,224	—1,177
12	42-44& 47-49	Supari baug Chawls.	1910	5,157	2,924	8,081	4–8	36,364	3,36,818	3,73,182	17,204	20,520	—3,524
13	52-57	Chinch Bunder Chawls.	1913	4,613	3,883	8,496	(c) 26·66	(b) 2,26,560	3,77,144	6,03,704	27,831	44,100	+1,569
14	58-61	Mahar Chawls.	1921	1,754	2,427	4,181	15	62,715	3,71,670	4,34,385	20,025	26,556	—2,321
		Total ..		43,308	38,227	81,535		12,19,399	35,12,311	47,31,710	2,18,132	3,25,260	—1,292

I-1.

Trust Chawls.

net annual return.

Percentage of net annual return (col. 12) on capital cost (col. 10.)	Number of rooms.	No. of floors including ground floor.	Land per room (col. 6 ÷ col 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15.)	Net profit + or loss − per room (col. 13 ÷ col. 15).	REMARKS.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs.	sq. ft.	Rs.	Rs.	Rs.	
4·28	307	3	23·73	3-13	175	767	601	—2·55	(a) This area is exclusive of the site of the weaving shed, and a strip of land 6 feet in width surrounding the shed.
4·74	228 640	4	12·85	3-13	142 110	658	581	+·89	
4·40	432	4	14·47	3-13	177	726	640	—1·50	*The rates per square yard, given in column 7, are those which the sites of chawls as given in column 6, could have fetched subject to the Board's usual regulations in the open market in the year given in column 3.
5·80	673	4	14·36	5-8	125	772	557	+9·20	
4·54	877	4	15·33	4-6	135	772	565	—·52	(b) This figure represents the value at Rs. 40/- per square yard of the site, situated between the 25' road and the railway, and admeasuring 5,664 square yards.
3·26	30	2	31·63	4-6	160	1,073	646	—14·50	(c) This figure is arrived at by dividing the figure (b) by 8,496 square yards.
4·75	222	4	18·77	5-8	176	2,646	1,238	+3·59	
1·04	15	1	62·93	3-13	120	2,919	2,604	—104·13	The figures in columns 20, 21 and 22 given against Mandvi and Chinch Bunder chawls are vitiated by the fact that the capital cost of the chawls includes the cost of the godowns and shops on the ground floor. Omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 913 (land 212 +construction 701).
5·05	144	4	17·84	4-6	148	894	569	+2·02	
4·42	144	4	14·58	4-6	160	792	690	—1·50	In addition to rooms shown in col. 15 there are in Mandvi 26 godowns let at rents, ranging from Rs. 9/8 to Rs. 90 per godown and 30 shops let at rents, ranging from Rs. 20 to Rs. 40 per shop per month, and in Chinch Bunder 33 godowns let at Rs. 55 per month, occupying the whole ground floor.
3·25	64	4	23·12	5-8	131	1,353	660	—18·28	
3·67	480	4	16·84	3-9	176	777	702	—7·34	The rooms in Agripada B are of two kinds; 640 larger, measuring 142 square feet and 288 smaller, measuring 110 square feet floor area.
4·87	372	4	22·84	5-0	176	1,623	1,014	+4·22	The averages given in cols. 20, 21 and 22 are for all chawls except Chinch Bunder, Mandvi and Matunga.
4·07	320	4	13·07	7-0	176	1,357	1,161	—7·25	
4·58	5,008	..	..	Average		945	701	—0·26	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Number of tenants, full letting value

Serial No.	CHAWL. Name.	NUMBER OF TENEMENTS. Let for living purposes.	Temporarily occupied for Board's purposes. Occupied by mucadums.	Temporarily occupied for Board's purposes. Used as office and stores.	Temporarily occupied by schools.	Chawl Superintendent's quarters, including office and stores.	Total cols. 3 to 7.	Shops.	Godowns.	Monthly. Let for living purposes.	Monthly. Temporarily occupied for Board's purposes.	Monthly. Temporarily occupied for school purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
		(d)								Rs. a. (f)	Rs. a.	Rs. a.
1	1-4 Agripada A Chawls.	280	2	1	....	2	285	22	....	996-0	10-8	..
2	5-16 Agripada B Chawls.	912	....	....	....	....	912	16	....	3,192-0	....	..
3	31,32, 38,40, 45&46 Agripada C Chawls.	403	....	....	10	....	413	19	....	1,410-8	....	35-0
4	19-24 Chandanwadi Chawls.	663	1	....	....	1	665	8	....	3,315-0	5-0	..
5	25-27 Imamwada A Chawls.	875	1	....	....	1	877	....	....	3,500-0	4-0	..
6	50 Imamwada B Chawls.	30	....	....	....	....	30	....	....	120-0	....	..
7	33,35, 36&37. Mandvi Koliwada Chawls.	218	....	....	4	....	222	30	26	1,090-0	....	20-0
8	51 Matunga Chawls.	15	....	....	....	....	15	....	....	52-8	....	..
9	17-18 Nagpada A Chawls.	143	1	....	....	....	144	....	....	572-0	4-0	..
10	39 Nagpada B Chawls.	143	....	1	....	....	144	....	....	572-0	4-0	..
11	28 Princess Street Chawls.	63	1	....	....	....	64	....	....	315-0	5-0	..
12	42-44 47&49 Suparibaug Chawls.	477	1	2	....	....	480	....	....	1,550-4	9-12	..
13	52-57 Chinch Bunder Chawls.	370	1	1	....	....	372	....	33	1,850-0	10-0	..
14	58-61 Mahar Chawls.	306	1	1	8 4	....	320	....	....	2,142-0	14-0	5 -0 1-0
	TOTAL ..	4,898	9	6	26	4	4,943	95	59	20,677-4	66-4	112-0

I-2.

Trust Chawls.

and permissible and actual population.

rent.				Total annual rent, 12 times cols. 11 to 14 and 15 to 17	Maximum permissible population in adults.			Actual population in January 1921.		Population for acre in largest groups.	Remarks.
Chawl Superintendent's quarters, including office and stores.	Total cols. 11 to 14.	Shops.	Godowns.		Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent in adults.		
14	15	16	17	18	19 (e)	20	21	22	23	24 (g)	25
Rs. a.	Rs. a.	Rs.	Rs.	Rs.							
(a) 12-0	1,018-8	153	....	14,058 *14,149	307	5	1,535	1,212	1,058		
....	3,192-0	133	....	39,900 *40,396	288 640	4½ 3	3,216	2,652	2,376	785	
....	1,445-8	152	....	19,170 *19,429	432	5	2,160	1,529	1,379		
(b) 9-8	3,329-8	107	....	41,238 *41,901	673	3½	2,357	2,111	1,834	876	
(c) 11-8	3,515-8	....	....	42,186 *42,843	877	4	3,508	2,851	2,543	989	
....	120-0	....	....	1,440 * 1,462	30	5	150	87	81		
....	1,110-0	866	1,398	40,488 *40,711	222	5	1,110	697	611	477	
....	52-8	....	....	630 * 639	15	5	75	70	56	..	
....	576-0	....	....	6,912 * 7,019	144	4½	648	467	422	968	
....	576-0	....	....	6,912 * 7,019	144	4½	648	462	394		
....	320-0	....	....	3,840 * 3,904	64	4	256	231	204	..	
....	1,560-0	....	....	18,720 *19,020	480	5	2,400	1,609	1,450	963	
....	1,860-0	....	1,815	44,100	372	5	1,860	1,358	1,217	612	
....	2,213-0	....	....	26,556 * 5,519	320	5	1,600	..	..	..	
33-0	20,888-8	1,411	3,213	3,06,150 2,88,112	5,008	..	21,523	15,336	13,625	..	

* These figures are inclusive of 10% increase from February 1921.

(a) Out of Rs. 12, Rs. 7 arefor Chawl Superintendent's quarters and Rs. 5 for office, etc.

(b) Out of Rs. 9-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 2-8-0 for office, etc.

(c) Out of Rs. 11-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 4-8-0 for office, etc.

(d) This figure is made up of 8, two room tenements and 272 one room tenements.

The monthly rent per room is :—
(a) Rs. 5 for Chandanwadi, Princess Street and Chinch Bunder Chawls.
(b) Rs. 4 for Imamwada and Nagpada Chawls.
(c) Rs. 3-8-0 for Agripada and Matunga Chawls.
(d) Rs. 3-4-0 for Suparibaug Chawls.

(e) The figures in column 19 include Chawl Superintendent's quarters but not godowns and not shops at Mandvi. They include shops at Agripada and Chandanwadi, as these are allowed to be used for human habitation.

(f) This figure of monthly rent is made up as follows :—
8 two-room tenements at Rs. 5½ per month ..=Rs. 44
272 one-room tenements at Rs. 3½ per month ..= „ 952-0
Rs. 996-0

(g) The figures in Column 24 are got by distributing the actual population (column 22) over the area made up of chawl site plus ½ area of adjacent streets and in case of Mandvi and Chinch Bunder 20′ strip along the adjacent railway.

E. G. TURNER, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1920-21.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to the end of March 1921. Outlay to end of March 1921.	Remarks.
1	2	3	4	5	6	7
					Rs.	
Prior to 1st April 1920 *vide* Appendix J-1 of Administration Report for 1919-20.	Roads in—					
	Schedule "C" lands	12,074	..	55,175	3,40,871	
	Do. "D" lands.	18,990 (3,219)*	..	64,051	3,04,700	
	Do. "E" lands.	4,276 (4,002)*	..	26,406	1,42,564	
	Scheme 1 ...	2,983	..	14,648	87,106	
	Do. 2 ...	7,208	..	44,082	2,18,064	
	Do. 3 ...	10,656 (702)*	..	68,956	3,91,498	
	Do. 4 ...	10,075 (2,786)*	..	41,733	2,91,859	
	Do. 8 ...	2,405	..	9,148	57,179	
	Do. 9 ...	486	..	2,162	10,007	
	Do. 13 ..	318	..	1,413	7,092	
	Do. 27 ...	1,938 (450)*	..	13,761	58,608	
	Do. 29 ..	2,340	..	10,400	48,186	
	Do. 31 ..	3,372	...	12,199	3,81,138	
	Do. 32 ..	1,616	..	5,473	2,73,738	
	Do. 33 ...	473	..	1,400	7,868	
	Do. 36 ...	1,225 (1,210)*	..	9,511	70,540	
	Total ...	80,435 (12,369)*	..	3,80,518	26,91,018	
During 1920-21.			Scheme 31.			
4-11-1920	Soparibag Road between Hospital Avenue and Elphinstone Road (Eastern portion between Roads Nos. 4 A and 1)	643	30′	2,143		
Do.	50′ Hospital Avenue..	1,500	33′-4″	5,555	89,454	
Do.	40′ Road No. 1 between Soparibag Road & 50′ Hospital Avenue. ..	845	26′-8″	2,507		
	Total ..	2,988	..	10,205	89,454	
	Grand Total ..	83,423 (12,369)*	..	3,90,723	27,80,472	

* Footpaths not taken into account.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
Schedule "C."						
				Rs.	Rs.	
Wodehouse Road Estate Accommodation Road ..	443	23′	1,132	4,592	..	Completed.
Total ..	443		1,132	4,592	..	
Schedule "D."						
West Agripada Scheme No. 11.						
Moreland Road footpaths	(1,815′-8″)	8′-4″	1,681	8,153	2,044	Incomplete.
Club „ „	(1,247)	10′	1,381	7,116	2,044	
Footpath, Circus Avenue..	(535)	13′-4″	792	4,093	..	
„ Wylie Road ..	(751′-3″)	13′-4″	1,113	4,798	..	
„ „ „ ..	(254′-9″)	6′-8″	188	811	..	
„ Gell Street ..	(469′-6″)	(13′-4″)	695	3,242	..	
„ „ „ ..	(153)	(6′-8″)	113	491	..	
„ Motlibai Street	(1,022)	(13′-4″)	1,513	7,581	2,044	
„ Rebsch Street ..	(1,021)	(13′-4″)	1,511	6,674	..	
„ Agripada Chawl Street	(9)	(13′-6″)	13	68	..	
„ „ „ ..	(381′-6″)	(6′-8″)	283	1,485	..	
„ Rebsch Street ..	(243)	20	551	2,375	...	
„ „ ..	(488)	20	1,083	4,669	..	
„ Club Back Road.	(415)	13′-4″	615	3,078	..	
„ „ „ ..	(674)	20′-0″	1,499	6,463	..	
„ Reynolds Road..	(1,013)	13′-4″	1,500	7,051	628	
„ Club Cross Road .	(200)	30	667	2,876	..	
„ Motlibai Street ..	(428)	20	951	4,100	..	
Souter Street	(1,484)	20	3,297	15,962	1,005	
„ „ ..	(243)	10	270	1,244	..	
Gilder Street, Schedule "D" lands (footpaths).	(180)	20	400	2,047	..	
Gilder Street to Jetha Street (footpaths).	(1,863)	20	4,140	18,959	..	
Additional portion of Gilder Street from Jetha Street to Club Road.	(310)	20	689	2,976	..	
East Agripada.						
Tank Pakhady Street ..	(1,090)	13′-4″	1,615			Incomplete.
Milk Street..	(338)	13′-4″	501			
Water Street	(150)	13′-4″	222	9,960	..	
Byculla Station Road ..	(56)	16′-8″	103			
Total ..	(16,834)	..	27,386	1,26,272	7,765	
Scheme 2.						
Tarring service passage in Scheme No. 2 ..	..	..	..	34,23	*Cr.* 235	Incomplete.
Kitchen Garden Lane ..	147	..	653	4,118	..	
Total	147	..	653	7,541	*Cr.* 235	
Carried over	590 (16,834)	..	29,171	1,38,405	7,530	

Appendix J-2—*contd.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	590 (16,834)	..	29,171	Rs. 1,38,405	Rs 7,530	
Scheme 3.						
Footpaths between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178	63,022	162	Incomplete.
Footpaths in Kumbharwada Section.	(740)	13′-4″	1,096	6,973	..	
,, ,, ,,	(412)	13′-4″	610	4,298	..	
Footpaths of Parel Road and Dongri Section. ..	(3,280)	13′-4″	4,858	30,671	926	
,, Dharamshala 40′ Road.	(170)	6′-8″	126	654	..	
,, Parel Road and Duncan Road.	(1,914)	13′-4″	2,836	17,696	2,261	
,, ,, ,,	(250)	13′-4″	370	3,074	..	
Footpath 40′ road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road.	(519)	13′-4″	769	8,928	2,566	
Total ..	(14,157)	..	20,843	1,35,316	5,915	
Scheme 4.						
Hughes Road footpaths ..	(400)	10′	444	51,500	..	Incomplete.
New Gamdevi Road ,,	(936)	16′	1,763	14,941	..	
Babulnath Road ,,	(680)	20′	1,511	9,449	..	
Owen Dunn Road ,,	(300)	13′-4″	444	3,393	..	
,, ,, ,, ,,	(186)	20′	413	2,582	..	
Alexandra Road ,, ,,	(1,205)	20′	2,678	25,089	..	
Laburnum Road ,,	(1,100)	20′	2,444	18,970	..	
Tejpal Road ,,	*84	40′	376	2,350	2,836	* Complete.
,, ,, ,,	(342)	34′-4″	507	3,166	..	Incomplete.
Watchaghandy Road ,,	(818)	20′	1,818	14,888	..	Do.
Total ..	84 (5,967)	..	12,398	1,46,328	2,836	
Scheme 5.						
Roads east of Matunga Station						
36′ Roadway of 60′ Road No. 2 east of Matunga Station	1,040	36′	4,160			Incomplete.
20′ Road No. 3	700	20′	1,555			
20′ ,, No. 4 ..	760	20′	1,689			
20′ Roadway of 40′ Road No. 5	1,110	20′	2,467			
	3,610	..	9,871			
Carried over ..	674 (36,958	..	62,412	4,20,049	16,281	

Appendix J-2—*contd.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
Brought forward ..	674 (36,958)		62,412	Rs. 4,20,049	Rs. 16,231	
			Scheme 5—*contd.*			
Do. Roads East of Matunga Station—*contd.*	3,610		98,71			
20′ Road. No. 6	435	20	967			
36′ Roadway oi 60′ Road No. 7	900	36	3,600			
Half width of road No. 7 ..	450	18	900			
16′ Roadway of 26′ Road No. 8	390	16	693			
20′ do. 30′ Road No. 9..	750	20	1,667			
36′ Roadway of a portion of 60′ Road No. 10 leading from King's circle to the level crossing	1,020	36	4,080			
20′ Roadway of 40′ Road No. 11	900	20	2,000			
16′ „ 26′ do. No. 11A.	180	16	320			
18′ Half width off 60′ circular Road No. 12A ronnd King's circle	280	18	560			
20′ Road No. 13	460	20	1,022			
16′ Roadway of 26′ Road No. 14	600	16	1,067			
20′ do. 40′ do. ..	190	20	422			
20′ do. do. No. 15 ..	1,100	20	2,444			
20′ Road No. 15A ..	230	20	511			
20′ Road No. 15B	230	20	511	6,99,369	373811	Incomplete.
16′ Road way of 26′ Road No. 17 South of cottage plot	630	16	1,120			
20′ Road No. 18	440	20	978			
Roads east of King'sway and North of 100′ Avenue.						
36′ Roadway of 60′ Circular Road No. 12C. ..	200	36	800			
37′ Eastern Roadway of 158′ King'sway Road No. 12	2,100	37	8,633			
20′ Roadway of 40′ Road No. 23	1,725	20	3,833			
36′ do. 60′ do. 24 ..	2,120	36	8,480			
16′ do. 26′ do. 25 ..	780	16	1.387			
20′ do. 40′ do. 26 ..	1,440	20	3,200			
40′ do. 100′ * do. 27 ..	1,950	40	8,667			* avenue
20′ do. 40 Road No 28 ..	1,000	20	2,222			
20′ do. 40 do. 29 ..	400	20	889			
36′ do. 60 do. 30 ..	600	36	2,400			
20′ do. 40 do. 31 ..	730	20	1,622			
	25,840	....	74,866	6,99,369	373 811	
Carried over.	674 (36,958)	....	62,412	4,20,049	16,281	

Appendix J-2—*contd.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	674 (36,958)	....	62,412	4,20,049	16,281	
Scheme 5—*contd.*						
Do	25,840	....	74,866	6,99,369	3,73,811	
Roads East of King's way and South of 100′ Avenue.						
36′ Roadway of 60′ Road No. 24A	760	36	3,040			
20′ 40′ do. 28A.	1,136	20	2,524			
20′ Road No. 36′	440	20	978			
16′ do. 26′ Road No. 41	100	16	178			
36′ do. 60′ do. 42	780	36	3,120			
16′ do. 26′ do. 45	400	16	711			
20′ do. 46′ Roads at Dadar	320	20	711			
20′ Road off 40′ Road west of Tramway Co.'s plot	560	20	1,244			
20′ Road off 40′ Road east of Tramway Co's plot.	558	20	1,240			
36′ Roadway off the 60′ overbridge Road	1,420	36	5,680			
Eastern 38′ Roadway off Eastern Avenue at Dadar Station	1,040	38	4,391	37,3,811	92,553	Incomplete.
36′ Roadway of 66′ Road No. 2 east of Dadar Station	1,060	36	4,240			
Half width of 36′ Road off 60′ Road No. 3 east of Dadar Station	810	18	1,620			
16′ Roadway of 26′ Road 4 east of Dadar Station.	400	16	711			
16′ Roadway of 26′ Road No. 5 east of Dadar Station	360	16	640			
20′ Roadway off 40′ Road No. 6 east of Dadar Station	480	20	1,067			
16′ Roadway off 26′ Road No. 9 east of Dadar Station	558	16	992			
Total ..	37,022	....	1,07,953	10,73,180	4,66,364	
Scheme 6.						
Roads South of Mahim Loop Railway. 18′ Half width of portion of 60′ Level Crossing Road from the Southern boundary of the scheme to the level crossing on the G. I. P. Ry. South of Mahim Loop.	1,070	18	2,140			Incomplete.
	1,070		2,140	..	..	
Carried over ..	37696 (36,958)	..	17,0365	14,93,229	482645	

Appendix J-2—*contd.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	37,696 (36,958)		1,70,365	14,93,229	482645	
Scheme 6—*contd.*						
Do.	1,070	..	2,140	..	..	
16′ Roadway of 26′ Road No. 11A	300	16	533			
20′ do. 40′ do. 18 ..	80	20	178			
20′ do. 40′ do. 19 East..	200	20	444	44,498	1,46,159	Incomplete.
20′ do. 40′ do. 19 West..	440	20	978			
20′ do. 30′ do. 19 A.	170	20	378			
20′ do. 40′ do. 22 ..	200	20	444			
Total ..	2,460	....	5,095	44,498	1,46,159	
Scheme 8.						
Esaji Street (in continuation of Road No. 1) ..	96	36	384	2,184	...	Complete.
Jambli Street footpath ..	(433)	8⅔	417	2,139	..	Incomplete.
Kazi Syed Street „ ..	(569)	16⅔	1,018	6,292	..	
Dongri Street „ ..	(571)	20	1,269	6,848	230	
Bhandari Street „ ..	(377)	20	838	4,298	..	Complete
„ „ ..	(135)	13⅓	674	3,457	..	
Janjikar Street „ ..	(320)	13½				
Syed Mukri Street ..	107	30	357	337	...	
Total ..	203 (2,405)	....	4,957	25,555	230	
Scheme 13.						
Souter Street extension Eastwards for footpaths.	(318)	20	707	4,048	..	Incomplete.
Total ..	(318)	....	707	4,048	..	
Scheme 27.						
Lamington Road footpaths	(1,344)	10	1,493	6,823	..	Incomplete.
Mathew Road footpaths ..	(2,110)	10	2,344	12,195	57	
Total ..	(3,454)	....	3,837	19,018	57	
Scheme 29.						
60′ Nowroji Hill Road ..	(2,340)	20	5,200	24,787	2,168	Incomplete.
Seven Cross Roads west of 60′ Nowroji Hill Road.	1,648	40	7,325	39,878	2,169	
Total ..	1,648 (2,340)	....	12,525	64,665	4,337	
Carried over ..	42,007 (45,475)	....	197,486	16,51,013	633428	

Appendix J-2—*contd.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920	Outlay during 1920-21.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	42,007 (45,475)		1,97,486	16,51,013	633428	
Scheme 31.						
Eastern Avenue on Dadar Road	1,432	114′	18,139			Incomplete.
Eastern 38′ Roadway of Eastern Avenue between Dadar and Vincent Roads junction and the north end of the scheme. ..	2,810	38′	11,864			Complete.
Do. Western portion.	2,350	38′	99,22			Incomplete.
Suparibag Road at Lalbag between Jeejeebhoy Lane and Government Gate Road and Suparibag Road junction eastern side	1,000	32′	3,555			Complete.
Suparibag Road between Murarji Mills and Elphinstone Road eastern portion	2,637	32′	9,376			Complete.
Do. Part	(643)*	2′	143			* This length need not be counted in Rft. as it has been included in J. I.
50′ Hospital Avenue Road between Road No. 4A and No. 1	250	33′-4″	926			Incomplete.
40′ Road No. 10 Suparibaug Road	215	26′-8″	637			Complete.
26′ Road No. 4 do. do.	830	16′-0″	1,476	4,98,228	2,50,188	
26′ Road No. 4A. do. do.	890	16′-0	1,582			
26′ Road No. 4B.	360	16′-0	640			
20′ Road No. 4D.	165	20′-0″	367			
40′ Road No. 6	1,380	36′-8″	5,622			
20′ Road No. 8	275	20′-0″	611			Incomplete.
20′ Road No. 9	900	17′-0″	1,700			
30′ Road No. 11	180	20′-0″	400			
20′ Road No. 12	350	20′-0″	778			
40′ Road No. 14	780	26′-8″	2,311			Complete.
Lalbaug Estate.						
20′ Road No. 4	114	17′-0″	215			
20′ do. No. 8	827	17′-0″	1,562			
40′ do. No. 5	285	26′-8″	844			Incomplete.
20′ do. No. 6	330	17′-0″	623			
20′ do. No. 7	645	17′-0″	1,218			
Eastern side footpath of Suparibag Road from Government Gate Road to Elphinstone Road ..	(3,440)	10′-0″	3,822			Complete.
Total ..	19,005 (3,440)	..	78,333	4,93,228	2,50,188	
Carried over ..	61,012 (48,915)		2,75,819	21,49,241	8,83,616	

Appendix J-2—*concld.*

Roads constructed before 1921-22 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1920.	Outlay during 1920-21	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	61,012 (48,915)	....	2,75,819	21,49,241	883616	
Scheme 32.						
Tank Pakhady Street ..	(310)	13′-4″	459			
Milk Street..	(82)	13′-4″	121			Incomplete.
Water Street	(300)	13′-4″	444			
Byculla Station Road ..	(924)	16′-8″	1,711			
New Souter Street North ..	1,150	26′-8″	3,408			
Road No 1 east off Clerk Road North.	896	40	3,982	1,69,674	5,750	Roadway Complete.
Road No. 2 east off Clerk Road North.	1,143	40	5,080			
Byculla Station Road between Haines and Delisle Roads	610	50	3,389			Incomplete.
CrossRoad branching northwards	170	40	755			
Total ..	3,969 (1,616)	..	19,349	1,69,674	5,750	
Scheme 33.						
Bhatwadi Road footpaths.	(500)	13′-4″	741	5,039	..	Complete.
„ Road	80	20	177	1,480	..	
„ „	30	30	100	562	..	
Total ..	110 (500)	..	1,018	7,081	..	
Scheme 36.						
Widening of Lamington Road.	(1,210)	10′	1,378	12,320	—5 *Cr.*	Incomplete.
	(15)	20′				
Total ..	(1,225)	..	1,378	12,320	—5 *Cr.*	
Scheme 47.						
120′ Eastern Avenue western portion along G.I.P. Railway Telegraph Stores	300	32	1,067	..	15,290	Complete.
Total ..	300	..	1,067	..	15,290	
Grand Total ..	65,391 (52,256)	..	2,98,631	23,38,316	9,04,651	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074 (*a*) 39	55,175 411	443	1,132
„ "D" „	18,990 (*b*) 419 *(3,219)	64,051 1,862	..	..
„ "E" „	4,276 (4,002)	26,406	..	..
Schemes	47,625 *(5,148)	2,42,818	15253 *(4,772)	59646
	83,423 or 15·8 miles. *(12,369)	3,90,723	15,696 *(4,772)	60778
Roads commenced but not completed before 1921-22.				
Schedule "D"	..	..	*(16,834)	27,386
Scheme 2	..	..	147	653
„ 3	..	..	*(14,157)	20,843
„ 4	..	..	*(5,967)	12,022
„ 5	..	..	37,022	1,07,953
„ 6	..	..	2.460	5,095
„ 8	..	..	*(1,573)	2,704
„ 13	..	..	*(318)	707
„ 27	..	..	*(3,454)	3,837
„ 29	..	..	1,648 *(2,340)	12,525
„ 31	..	..	7,938	36,938
„ 32	..	..	780 *(1,616)	6,879
„ 33	..	..	110 *(500)	1,018
„ 36	..	..	*(1,225)	1,378
Total ..	..	..	50,105 *(47,984)	2,39,938
Grand Total ..	83,423 or 15·8 miles. *(12,369)	3,90,723 ..	65,801 or 12·46. miles. *(52,756)	3,00,716

(*a*) Out of Scheme No. 3.
(*b*) „ „ „ 9.
* Foot-paths not included.

J-3.

J-1 and J-2.

Total.		Cost of Construction to end of 1920-1921 (excluding cost of land.)	Remarks.
Length.	Area.		
Ft.	Sq. yds.	Rs.	Road length in running feet.
12,556	56,718	3,45,463	128′ = 204 80′ = 11,432½ 70′ = 2,234
19,409 *(3,219)	65,913	3,04,700	60′ = 9,158 50′ = 8,264½ 40′ = 40,927
4,276 *(4,002)	26,406	1,42,564	Under 40′ = 10,613 Set back = 590
62,878 *(9,920)	3,02,464	20,97,081	Total ... 83,423
99,119 *(17,141)	4,51,501	28,89,808	
*(16,834)	27,386	1,34,037	
147	653	7,306	
*(14,157)	20,843	1,41,231	
*(5,967)	12,022	1,43,920	
37,022	1,07,953	15,39,544	
2,460	5,095	1,90,657	
*(1,573)	2,704	15,509	
*(318)	707	4,048	
*(3,454)	3,837	19,075	
1,648	12,525	69,002	
*(2,340)			
7,938	36,938	3,49,710	
780	6,879	62,219	
*(1,616)			
110	1,018	7,081	
*(500)			
*(1,225)	1,378	12,315	
50,105 *(47,984)	2,39,938	26,95,654	
1,49,224 or 28·26 miles. (65,125)	6,91,439	55,85,462	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations on

(*Vide* Report

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Boards' Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898—99 to 1919—20	17,463	3,877	2,415	23,755	5,192	2,224	7,416	1,028	23	42	69	1,162
1920—21	512	91	70	673	320	—502	—182	953	6	56	68	1,083
Total	17,975	3,968	2,485	24,428	5,512	1,722	7,234	1,981	29	98	137	2,245
Total 1898—05	4,110	479	291	4,880	597	..	597	..	..	..	..	..
„ 1905—09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
„ 1909—21	6,674	1,809	1,332	9,815	2,668	1,474	4,142	1,203	25	87	111	1,426
Grand Total 1898-1921.	17,975	3,968	2,485	24,428	5,512	1,722	7,234	1,981	29	98	137	2,245

Note—For details for each year, please see Administration Report

N-1.

Trust Estates since the commencement of the Trust

para. 11.)

during the year.

In Board's Lessees' Building.					Total.					Net addition to (+) or reduction from (—) number of tenements in City through operations in Trust Estate (col. 23—5).		REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	
4,864	1,625	2,590	1,565	10,644	13,308	1,648	2,632	1,634	19,222	—4,533	—4,533	
667	217	275	105	1,264	1,438	223	331	173	2,165	+1,492	+1,492	
5,531	1,842	2,865	1,670	11,908	14,746	1,871	2,963	1,807	21,387	—3,041	—3,041	
187	36	154	340	717	784	36	154	340	1,314	—3,566	—3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	—4,925	—8,401	
4,839	1,633	2,310	915	9,697	10,184	1,658	2,397	1,026	15,265	+5,450	+8,926	
5,531	1,842	2,865	1,670	11,908	14,746	1,871	2,963	1,807	21,387	—3,041	—3,041	

for 1918-19 p.p. 102-103.

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations

(Vide report

Estate and Scheme.	Number of tenements demolished during the year.				Number of							
					In Boards Chawls.			In Police Accommodation Scheme.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total
1	2	3	4	5	6	7	8	9	10	11	12	13
1st Nagpada Scheme 1	2,241	87	41	2,369	1,381	3	1,384	63	..	4	9	76
Princess St. Scheme 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3 Scheme	5,804	1,150	540	7,494	1,482	265	1,747	..	..	..	..	..
Gamdevi Estate or do 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar-Matunga 5	183	51	70	304	..	2	2	..	..	..	..	..
Sion-Matunga 6	127	24	23	174	15	49	64	..	..	..	..	..
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi Koliwada 8	1,514	272	164	1,950	222	249	471	..	..	..	..	..
Agripada West and Central Schemes 9, 13 and 30.	5	2	2	9	..	9	9	50	4	5	7	66
Duncan Road P. A. 17	6	5	6	17	..	..	...	6	2	..	..	8
Mathew Road 27	206	96	86	388	..	..	..	..	..	..	..	..
Nowroji Hill 29	2,918	726	398	4,042	372	362	734	..	..	..	..	..
Lalbaug and Suparibaug. 31	204	159	143	506	480	242	722	..	..	..	..	..
Agripada East 32	1,565	72	63	1,700	320	492	812	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	289	5	16	12	322
Sandhurst Road West 35	..	..	..	..	..	..	..	33	..	1	..	34
Sydenham Road 37	233	332	289	854	..	20	20	..	..	..	..	..
Sandhurst Road East 39	..	..	..	..	..	..	..	176	..	9	6	191
Byculla Scheme 40	..	..	..	..	..	..	..	116	3	13	18	150
Undria Street. 41	47	38	75	160	..	..	..	..	..	..	..	..
Spring Mill Chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Parel Road (Central) 43	1	2	3	6	..	..	..	..	..	..	..	..
Palton Road P. A. Scheme 45	..	..	..	..	..	..	..	347	10	14	16	387
ParelRoad(Northern)47	24	2	..	26	..	..	..	..	..	..	..	..
	47	8	3	58								
Mahim Scheme 48	..	..	..	..	..	..	..	88	..	6	8	102
Foras Road ,, 53	..	..	..	..	..	24	24	..	..	..	..	..
Chinch Bunder ,, 55	..	..	..	..	..	..	..	30	..	7	16	53
Mazagaon ,, ,,55A	..	..	..	..	..	..	..	74	3	4	8	89
SewriWadalaStreet,, 57	13	1	1	15	..	..	..	..	..	..	..	..
Naigaum Street ,, 60	14	..	3	17	..	..	..	..	..	..	..	..
Wellington Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Connaught Road Estate.	..	..	..	..	..	..	..	25	2	2	5	34
Chaupati East and West.	..	..	..	..	..	..	..	..	..	..	..	..
Hornby Road ..	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Road ..	..	..	..	..	..	..	..	684	..	5	12	701
Grand Total ..	17,975	3,968	2,485	24,428	5,512	1,722	7,234	1,981	29	98	137	2,245

N-2.

on Trust Estates since the commencement of the Trust.

para. 11)

tenements provided during the year.										Net addition to (+) or reduction from (−) number of tenements in City through operation in Trust Estate (col. 23-5).	Remarks.
In Boards' Lessees' Building.					Total.						
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	
763	178	138	6	1,085	2,210	178	142	15	2,545	+176	
1,122	350	309	38	1,819	1,863	350	314	50	2,577	—1,233	
1,001	710	635	23	2,369	2,748	710	635	23	4,116	—3,378	
9	6	440	152	607	9	6	447	160	622	+333	
190	46	69	13	318	192	46	69	13	320	+16	
..	..	..	..	..	64	..	..	..	64	—110	
..	..	173	250	423	..	..	173	250	423	+423	
565	61	15	..	641	1,036	61	15	..	1,112	—838	
226	28	284	309	847	285	32	289	316	922	+913	
..	..	..	..	..	6	2	..	..	8	—9	
16	..	79	18	113	16	..	79	18	113	—275	
80	49	36	..	165	814	49	36	..	899	—3,143	
945	301	191	1	1,438	1,667	301	191	1	2,160	+1,654	
211	38	..	..	249	1,023	38	..	..	1,061	—639	
..	9	24	..	33	..	9	24	..	33	—204	
..	..	6	..	6	289	5	22	12	328	+325	
..	..	..	..	..	33	..	1	..	34	+34	
..	..	..	..	..	20	..	..	..	20	—834	
..	..	..	..	..	176	..	9	6	191	+191	
..	..	..	..	..	116	3	13	18	150	+150	
..	..	..	..	..	..	..	..	..	..	—160	
..	..	..	..	..	504	..	..	..	504	+504	
..	..	..	..	..	..	..	..	..	..	—6	
..	..	..	..	..	347	10	14	16	387	+387	
..	..	..	..	..	..	..	..	..	..	—26	
										—58	
..	..	..	..	..	88	..	6	8	102	+102	
..	..	..	..	..	24	..	..	..	24	+24	
..	..	..	..	..	30	..	7	16	53	+53	
..	..	..	..	..	74	3	4	8	89	+89	
..	..	..	..	..	..	..	..	..	..	—15	
..	..	..	..	..	..	..	..	..	..	—17	
54	..	110	177	341	54	..	110	177	341	+341	
15	30	46	14	105	40	32	48	19	139	+139	
121	..	101	93	315	121	..	101	93	315	+315	
117	36	127	231	511	117	36	127	231	511	+511	
..	..	51	160	211	..	..	51	160	211	+211	
96	..	31	185	312	780	..	36	197	1,013	+1,013	
5,531	1,842	2,865	1,670	11,908	14,746	1,871	2,963	1,807	21,387	—3,041	

E. G. TURNER, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-1.

Re. *Lay-out of King'sway, Dadar-Matunga Estate.*

(*Vide para* 10):

Considered the following :—

(*a*) Letter from the Estate Agent, No. E.A. 1114, dated 21st January 1920 :—

"I have the honour to invite reference to Trustees' Resolution No. 12, dated the 7th January 1919, regarding the alterations in the lay-out of the Kingsway and to request that, as there are various matters which cannot be dealt with until a decision has been come to, the Board may be asked to decide the matter as soon as possible."

(*b*) Report by the Trust Engineer, No. 561, dated 22nd January 1920 :—

* * * * * *

"I am of the opinion that the Board are undoubtedly correct in the opinion which they expressed in Trustees' Resolution No. 12 of the 7th January 1919, when they adopted the report of the Land Committee, dated the 6th December 1918. Unfortunately, up to the present, the specimen piece of Kingsway has not been completed owing to the fact that when I returned I found that the Board were very anxious that the work of opening out the roads throughout the estate in order to give access to plots, already leased or about to be leased, should be given preference to all other work and as the supply of material did not come forward sufficiently quickly to carry on the two works simultaneously, I concentrated on the work of opening out the estate in preference to doing this piece of main road. The work, however, is in progress and will shortly be sufficiently completed to give an idea of what it will eventually be. In the meantime, I think the Board will be perfectly safe in passing a resolution to the effect that the Kingsway should be made 158 feet wide leaving the question of the apportionment of the extra to the middle foot paths or to the widening of the roadways for future settlement.

Personally I would recommend that even a greater proportion should be thrown into the central footpaths."

(*c*) Note by the Chairman, dated 10th May 1920:—

"Width of Kingsway in Schemes No. 5 and 6.

As originally proposed and sanctioned the lay-out was as follows :—

	Feet.
(*a*) Two 15 feet side footpaths	30
(*b*) Two 32 feet carriage ways	64
(*c*) Central track (with trams)	56
Total ..	150

In Trustees' Resolution No. 240 of 21st September 1915 the following alterations were sanctioned :—

	Feet.
(*a*) Two 18 feet side footpaths	36
(*b*) Two 38 feet carriage ways	76
(*c*) Central track (with trams)	38
Total ..	150

In February 1918 Mr. Hatch wrote strongly recommending a re-consideration of the matter on the grounds that the central track was too narrow and the carriage ways too wide. His suggstions were referred to the Land Committee who recommended as follows :—

	Feet.
(*a*) Two 18 feet side footpaths	36
(*b*) Two 37 feet carriage ways	74
(*c*) Central track (with trams)	48
Total ..	158

The Board on 7th January 1919 directed that the section of Kingsway from King's Circle to the 60′ Road next south of it should be adopted for demonstration.

The section has not been completed for reasons given by the Engineer, but a 37 feet carriage way has been constructed and there are sufficient specimens of the several recommendations to be found between the King's Circle and the junction of Kingsway and Dadar Road. The portion opposite the Kohinoor Mill calls for special notice, as the difference between a narrower and a wider central track is apparent. The Land Committee in their report state that "in the central 38 feet reservation the present spaces by the side of the tram lines encumbered as they are by trees and poles are too narrow to be of any practical use to pedestrians". I would go further and say they are positively dangerous. My suggestion is that a central track 50 feet wide is essential if the track is to be of any practical use, and if people are to be encouraged to use it. The lay-out could then be :—

	Feet.
(*a*) Two 18 feet side footpaths..	36
(*b*) Two 36 feet carriage ways	72
(*c*) Central track (with trams)	50
Total..	158

2. It is suggested that this question might be taken up at once and finally settled, so that our tenants might be placed in possession, and the application of the Tramway Company to extend their lines to King's Circle, and other more or less urgent ancillary matters might be settled without further delay.

3. If the width 32 feet originally sanctioned is to be varied, it would be advisable to obtain the approval of the Corporation before finally sanctioning the variation."

The Trustees inspected the lay-out of the Kingsway.

RESOLUTION No. 204.—The Chairman's suggestion for the lay-out is approved.

Appendix O-2.

(*Vide para.* 8).

Re: *Dharavi and other Schemes.*

Considered the following minute by the Chairman :—

By Trustees' Resolution 168 of 20th April, 1920, the following order of urgency for our works was sanctioned by the Board :—

Scheme No.	5	Dadar-Matunga,
„ „	6	Sion-Matunga,
„ „	31	Parel Street Scheme,

Scheme No.	52	Worli Street Scheme,
„ „	60	Naigaum Street Scheme,
„ „	43	Parel Road Central,
„ „	57	Sewri-Wadala,

and, lastly, as a doubtful case

Scheme No.	56	Dharavi.

2. It has been considered all along that the Dharavi work would be given on contract, but when this order of urgency was drawn up the general question how the capital sums required for our large programme were to be obtained had not been decided and therefore the Board at that time were not in a position to say definitely whether they could bind themselves by contract for the execution of Dharavi works or not. The execution of the Dharavi Scheme was consequently classed as doubtful. For the purposes of the budget, however, an optimistic view was taken which has since been justified by events, and provision was made for the execution of the works in all the schemes enumerated above, *e.g.* in Scheme 6 (Sion-Matunga) there is a provision of Rs. 11,51,000; in Scheme 57 (Sewri-Wadala) a sum of Rs. 5 lakhs and in Scheme 56 (Dharavi) a sum of Rs. 10 lakhs.

3. The Engineer now states that work in Scheme 6 and Sewri-Wadala is being delayed by the difficulty of securing wagons for our narrow gauge (2'-6"s) construction line from Rowli Hill; and Government are also anxious that we should find work if possible for some thousands of famine immigrants who are now pouring into Bombay. The Engineer reports that employment for these immigrants could be very quickly found in the Sion-Matunga (Scheme 6) and Sewri-Wadala (Scheme 57) Schemes if the work in these two Schemes was accelerated by borrowing some of the plant (locomotives, rails, &c.), purchased for the Dharavi Scheme, and utilizing it in addition to the small gauge construction line now being used for these two schemes. In the Dharavi Scheme 18 locomotives are included. The Engineer says that about 9 of these will be required for Schemes 6 and 57, and also some miles of rails. If these are borrowed, then two courses are open for the Dharavi Scheme, either we can buy more rails and work with only 9 engines, *i.e.* at half speed for 2 or 3 years until the 9 borrowed engines are returned, or until the Worli engines are available, or we can buy additional locomotives as well as rails and work at full speed as soon as these have been obtained. How long it will take to obtain them one cannot say, but judging from the past years' experience it will probably take the best part of a year. In other words, if we purchase additional plant we shall be working at full speed in about a year's time whilst if we do not purchase additional locomotives we shall not be working at full speed for 2 to 3 years. It must, however, be noted that in 2 or 3 years' time our Worli Scheme will be nearing completion and the Engineer will be in a position to carry out the Dharavi Scheme departmentally at full speed, whereas it would be impossible for him to do this in a year's time. The main questions for the consideration of the Board are :—

(*a*) Should a portion of the Dharavi plant be utilized to speed up the execution of Schemes 6 and 57 ?

(*b*) If so, should the Dharavi work be carried out departmentally for the present with such plant as may be available or should additional plant be secured and the work given on contract ?

It must be seen if there is any real objection to the postponement of the completion of the Dharavi Scheme if the Sion-Matunga and Sewri-Wadala schemes are accelerated. At the worst the postponement of the completion of the Dharavi Scheme will only be for 2 or 3 years, and our Esate Agent, Mr. Delves, is emphatic that the development of Dharavi should be so postponed. His note on the relative urgency of the Dharavi and Sewri-Wadala Schemes is appended.

4. Hitherto the preparation of land for building sites has proceeded slower than the growing demand for them. The result is that the price of land has risen and the public are

much inconvenienced. On the other hand if there is a large excess of building sites many plots will remain vacant ; and if the cost of providing building sites is high—as in Dharavi—a number of vacant sites will connote so much capital lying idle. It will not pay to lock up capital in this manner unless conditions are now favourable to execute schemes cheaply. The works estimates for Dharavi have been sanctioned and are such that with no increase in the estimated cost of land acquisition the average return must be Rs. 15 per square yard to pay expenses, and even this figure is based on the assumption that the land will be handed over to the tenants before the drains are laid and roads made, and that no free rent period is granted. Also as Mr. Delves points out there is the question of the tanneries. There are 29 of them and if Dharavi Scheme is taken up at once at full speed they must be removed by the end of 1922. Unless Government can offer the tannery owners suitable sites in Trombay with proper communications and other amenities before that time the Trust will have to pay an additional large amount—estimated at several lakhs of rupees—as compensation for the abolition of their business ; whereas by going somewhat slower with the Dharavi Scheme for 2 or 3 years the development of Trombay will be well advanced when the necessity arises for removing the factories and in consequence the compensation payable will be considerably less as the tanneries will only be removed and not abolished.

5. Taking 8 years from now, therefore, instead of 5 years, as the date of completion of the Dharavi Scheme it remains to be seen what land the Trust can make available for building in the meantime. Let us consider the estates of Dadar-Matunga, Naigaum, Worli, Sion-Matunga, Sewri-Wadala. There is still a large number of houses to be built at Dadar-Matunga. Out of 818 plots, possession has been given of 201 plots only and it will take at least a year before possession can be given of the remainder : so it will take from 3 to 5 years to cover this estate with buildings. During this time plots at Naigaum will become available, and towards the end of the time a large number of plots for all classes will be ready at Worli, whilst if we now concentrate on Sion-Matunga and Sewri-Wadala some of the plots in these schemes ought to be ready in 2 to 3 years and the rest soon after, say in 4 years' time. Even if we assume that all plots will be taken up as fast as we can provide them, it will be from 6 to 7 years, at the best before the scheme areas will be covered with buildings. The population that will be housed by these schemes is estimated as follows :—

Dadar-Matunga	60,000
Worli	100,000
Naigaum	32,000
Sion-Matunga	60,000
Sewri-Wadala	85,000
Total ..	337,000

It is for consideration whether this is sufficient or not for the next 8 years. It must also be remembered that with the development of Trombay and Salsette a number of people will move their residence outside the Island, that the Government Housing Scheme and our Housing Scheme will be in progress, that our lessees will be building on our other estates (*e.g.* Parel) and there will also be building operations both by public bodies and private individuals on the large area outside the Trust estates.

6. The population of Bombay in 1911 was 979,445. The population increased 26 per cent. between 1901 and 1911, and at this rate of increase the population in 1921 will be 1,250,000 in round figures. Assuming the same rate of increase for the next 10 years, the increase in population in 1931 will be 325,000. It may be more, and to be on the safe side 500,000 might be taken as the increase by 1931. If Dharavi is postponed the Trust alone will have arranged on the particular estates mentioned in the preceding para. for the accommodation of 337,000 and after 8 years when Dharavi is complete there will be plots ready for being built upon and sufficient to accommodate another 100,000.

7. It must be borne in mind that by concentrating upon Scheme 6 and Sewri-Wadala we shall complete them sooner than if we only used the small gauge construction line, and thereby we shall get a quicker return on the outlay already incurred. In Scheme 6 the bulk of the land was acquired between 1906 and 1913-14, the loss of interest on this alone amounts to about Rs. 8½ lakhs. In Sewri-Wadala the cost of land acquisition up to date is Rs. 16 lakhs, whereas in Dharavi only 2 lakhs have been spent so far on land, and if a part of the Dharavi plant is used on Schemes 6 and 57 the Dharavi Scheme will not be debited with its cost until it is returned. It might be urged that the cost of labour will rise in the next few years and it would therefore be advisable to incur the whole outlay on Dharavi now rather than wait. It is difficult to prophesy how much wages will rise, but any rise will be common to all our schemes and what we might lose on this account in Dharavi we shall gain by the speedier execution of the other two Schemes. If we do not postpone Dharavi and are unable, owing to the absence of waggons, to complete Schemes 6 and 57 within the period of our programme then we shall have ready the less needed area of Dharavi before land in the other two Schemes is ready for disposal.

8. We are already going too quick for the Municipality to keep pace with us in drainage arrangements, and we are put to extra expense in providing a temporary, and the less satisfactory arrangement of installing septic tanks. In 8 years' time there is a greater probability of the Municipality having decided upon and completed their new arrangements which will enable the Dharavi plots to connect up at once with a satisfactory drainage system, and as far as we see the new main outfall sewer will actually pass through the Sewri-Wadala area, so that this area will be joined up with a pukka drainage system earlier than Dharavi."

Note by the Estate Agent on Dharavi and Sewri-Wadala Schemes—

" The question as to which of these two Schemes should be taken in hand first is now under consideraton.

The principal object which the Board had in mind when they undertook these Schemes was the provision of sites for the erection of dwellings. The great bulk of these dwellings must be erected by private enterprise. It is obivous that builders will not erect houses unless there is a demand for accommodation and it is equally obvious that if there is a greater demand in one locality than in another they will prefer to operate in the former rather than in the latter.

In deciding which of two areas should first be taken in hand it is necessary also to consider the question of finance and this is particularly so in these days of high rates of interst. Generally it is most profitable to dispose of the area in which most capital per square yard has been expended on acquisition because by so doing loss of interest is saved.

Leaving aside engineering problems it will be seen that the most important points to be considered are those relating to demand and finance.

Demand.

So far there is a far greater demand for land in Sewri-Wadala than there is in Dharavi and the reasons for this are not far to seek.

First the southern portion of Sewri-Wadala is much nearer the City than is any part of Dharavi ; second, there is in the vicinity of Sewri a considerable number of industrial concerns where large numbers of people are employed ; third, owing to the dearth of accommodation most of these people have to travel considerable distances to work.

There is also a demand for sites for small industries for which purpose it has always been intended to set aside certain areas.

In Dharavi the demand when it arises is likely to be for tenements somewhat similar to those for which sites are being provided in Schemes V, VI and Worli and the erection of buildings in those schemes is likely to defer the demand for plots in Dharavi.

Finance.

The estimated cost of acquisition of the properties in Sewri-Wadala is Rs. 102·06 lakhs of which Rs. 16 lakhs has already been spent; that of these in Dharavi is Rs. 66·65 lakhs of which Rs. 2 lakhs has been spent. It is probable that both estimates will be exceeded, but as they now stand the outlay on Sewri-Wadala will amount to Rs. 35·41 lakhs more than Dharavi although the area of the former schemes is 18·68 lakhs of square yards against 25·35 lakhs of square yards in the latter. It is obvious therefore that even if there were no greater demand in Sewri than in Dharavi it would pay the Board to deal with Sewri first.

There is also the question of the tanneries at Dharavi to be considered; the longer these are allowed to remain the smaller will be the amount of compensation payable for trade disturbance because (1) the probability of there being new sites available within a reasonable time of the Land Acquisition Officer taking possession will be greater and (2) as damage for disturbance is generally assessed on an average of three years' profits prior to the date of taking possession if acquisition be deferred, the profitable years during and immediately following the war will be excluded from the calculation.

For the reasons given above it would appear desirable to proceed with Sewri-Wadala before Dharavi.

Finally it may be observed that the Works Committee have put Dharavi last on the list in point of urgency (*vide* Trustees' Resolution 168, dated 20th April, 1920.)

RESOLUTION 19.—The Board are pleased to direct that under the circumstances mentioned in the Chairman's note every effort should be made to complete the Sewri Wadala and Sion Matunga Schemes, and for this purpose the Dharavi plant may be utilized. For the present no purchases of new and additional plant should be made.

2. As regards Dharavi, the work should proceed as expeditiously as possible with the remaining plant that may be available, preference being given where possible to the reclamation of areas urgently required for housing.

Appendix O-3.

(*Vide para.* 28).

Considered the following minute by the Chairman, dated 7th April, 1920 :—

"Now that the Trust has embarked upon operations on a large scale, the Engineer has made recommendations regarding the delegation of powers and other matters which he considers must be adopted if the work is to be done quickly and efficiently. His report has been considered by the Works Committee, and as a result of the discussion thereon, the following points are submitted for the consideration and approval of the Board :—

Works Establishment.

(*a*) In Trustees' Resolution No. 373 of 20th August, 1919 the Board expressed an opinion that a separate temporary executive and office staff should be employed for each large scheme (or other unit), a suitable establishment being proposed for sanction before work on each scheme is started. This procedure will be followed but it is now suggested that the Board should delegate to the Works Committee the power to make such changes in the sanctioned posts and in their salaries and allowances as may be required during the execution of a scheme.

(*b*) As far as the works establishment is concerned the Board should delegate to the Works Committee their power under Section 92 of making the appointments to posts carrying more than Rs. 300 pay and of dispensing with the services of incompetent officers and servants. This delegated power however should not apply to officers to be engaged by agreement.

Bonuses.

The Engineer desires that these should be allowed both to the excecutive works staff, and to the permanent staff as well as to the artisans, labourers etc. A bonus may be considered as a temporary increase of pay and in regard to artisans and labourers on monthly pay, no sanction of the Board is required. As regards the executive works establishments, sanction of the Works Committee (if they are delegated power under Section 92 as suggested above) will be required when pay plus bonus exceeds Rs. 300 and sanction of the Board will be required in the case of the permanent staff. The Engineer wants definite authority to promise bonuses and therefore requires that his recommendations, when they need sanction, should be formally approved by being placed with papers for confirmation. It is therefore suggested—

(1) that bonuses may be given to the executive works establishment at the discretion of the Engineer out of actual savings due to increased output of work. (Under this system there can never be any question of exceeding the estimated cost by the grant of bonuses).

(2) that the Board should now resolve that they are prepared to accept the Engineer's reecommendations at the end of the year regarding grant of bonuses to the permanent staff engaged on works *up to an aggregate amount* of 25 per cent. of the savings effected against the estimates for works completed during the year.

Permanent Advance.

The amount of permanent advance sanctioned for the Engineer is Rs. 10,000. This was sanctioned years ago and with the recent rapid growth in the amount of work undertaken, it is found to be totally inadequate. Monthly payments by the Engineer amount to about one lakh and in a few months when the new schemes are under way they will largely increase. Even as it is during the last few months the Chairman on his own responsiblity has given additional advances to the Engineer to enable him to meet payments pending the recoupment of the sanctioned advance. It is suggested that the system of permanent advances should be abolished and that the Engineer be given a monthly advance based upon his estimated requirements.

RESOLUTION No. 157.—The Chairman's recommendations are sanctioned. All cases of bonuses to members on the scheduled permanent staff recommended by the Engineer as specified in the Chairman's minute should be included under 'papers for confirmation' for the formal sanction of the Board.

Appendix O-4.

(*Vide para.* 28).

Re : *Consideration payable for occupation of reserved open spaces by private garages.*

Considered the foilowing report of the Land Committee, No. 1, dated 11th June 1920 :—

" We have considered the Estate Agent's report on this question which was referred to us under Trustees' Resolution No. 215, dated 25th May, 1920, and beg to recommend that the rents set forth in the subjoined statement be adopted.

2. We consider that the premia payable by lessees who erect garages after their leases have been granted should be as shown in the subjoined statement.

3. The rents and premia recommended by us are for a standard-sized garage having out-side measurements of 16 feet by 10 feet and covering 17·77 square yards; we recommend that the garages covering a larger or a smaller area be charged for in proportion to the area covered.

Estate.	Consideration payable.	
	Garage erected.	
	Before lease is executed. Rent per annum.	After lease is executed. Premium.
	Rs..	Rs.
Hornby Road	190	2,300
Colaba, Wodehouse Road, Wellington and Maine Lines.	144	1,700
Princess Street, Sandhurst Road, East, Schemes Nos 29, 43 & 37	188	2,200
Gamdevi, Chaupati, Bhatwady and Mathew Road ..	100	1,200
Sandhurst Road, West	144	1,700
Schemes Nos 31 & 47 & the Agripada group	120	1,400
Schemes Nos. 5 & 6	40	400

RESOLUTION 255.—The report is adopted.

Appendix O-5.

(*Vide para.* 28).

Re: *Worli Estate.*

Considered the following report of Land Committee, No. 1, dated 12th March, 1921 :—

By Trustees' Resolution No. 21, dated the 5th January 1921, we were requested to recommend what reply should be given to the application made by the European Association for an option on land on this Estate and further to make such recommendation as we might think fit regarding the disposal of the Plots.

2. Before advising what reply should be given to the European Association, we consider it desirable to make our general recommendations.

3. Considering the length of time which must elapse before possession of the majority of the plots can be given, we are of opinion that it would be premature at this stage to place on the market any plots other than those which are situate on that middle portion of the Estate, which has come to be known as the Hill and which will be available before those on the Point or in the extension area.

4. The total number of residential building plots on the Hill is 90; of these two plots (60 and 85) have already been let and three plots (25, 67 and 68) must be reserved for settlement cases already effected; there remain therefore 85 plots which are available for letting.

We approve of the suggestion, that certain plots should be reserved for housing the Trust Officials and Employees of Government and Public Bodies such as the Municipality and the Railways. We recommend that eight plots (*i.e.*, Nos. 53 to 59 and 65) be reserved for this purpose, thus reducing the number available for the general public to 77.

5. Twenty-three of these seventy-seven plots are in the front row directly facing the promenade and the sea. On these plots, buildings are not to have more than one upper storey and their scheduled prices are the highest; so we recommend that the tenants of these plots be given the choice of erecting, subject to the building rules already passed by the Board, either villas (with one upper storey) or flats; on the remainder of the plots we recommend that only flats be allowed.

6. Before deciding what recommendations we should make regarding the application referred to us, we have had to consider the possibility of other Societies applying for land and which of the plots are suitable for such Societies. We are of opinion that only those plots on which buildings having more than a ground and one upper floor can be erected are suitable for Co-operative Housing Societies and we would go further and recommend that only such plots should be so let. We find, therefore, that after making allowances for the two plots already disposed of, the three reserved for settlement cases and the eight proposed to be reserved for public bodies there will be 38 plots available for letting to Societies. We consider that as there are four Principal Communities in the City, these plots should be apportioned among them, and in the event of all the plots so proposed to be set aside for Societies not being applied for by due date the balance should be offered equally to those Societies as may have applied for and been alloted their share of these plots (*Vide* para. 8.)

7. In order to be able to make a definite recommendation regarding the option to be granted to the European Association we asked them to supply us with a list of plots which they would like to take up. They have sent in a list of 32 plots and out of these we have selected 10, *i.e.*, numbers 43 to 48, 62, 63, 64 and 66. We therefore recommend that the European Association be informed that should any Company formed by the Bombay Branch of the European Association offer before the 29th October, 1921 to enter into an agreement to lease plots 43 to 48, 62, 63, 64 and 66 on that middle portion of the Board's Worli Estate known as the Hill on the following conditions the Board will accept such offer :—

Conditions.

(i) The Company shall within one month from the date of intimation by the Secretary or Estate Agent that the Board have accepted the offer pay to the Board a cash deposit of Rs. 1,000, and a further deposit in Securities equivalent to one year's ground rent.

(ii) Within a period of 36 months from the date on which they shall be placed in possession of the plots erect and complete buildings to be used only as residential flats and spending on such erection a sum of Rs. 25 lakhs at the least.

(iii) Charge no higher rents for each tenement proposed to be erected than shall yield a nett return of 6 per cent. on the outlay incurred on building after deducting allowances for vacancies, cost of collection of rents, Municipal Rates and Taxes, Insurance, Repairs, Sinking Fund and Ground Rent.

(iv) For the purpose of ascertaining the outlay on which the rents of tenements shall be based details of the cost of construction shall on completion of each building be submitted to the Trust Engineer for approval. In case of any dispute arising as to the rents to be charged for tenements or as to the cost of construction the matter shall be referred to an Arbitrator mutually agreed upon between the Chairman of the Board and the Company, in case such mutual agreement cannot be effected to an Arbitrator to be appointed by the Board.

(v) No premia shall be charged to any tenant of the Company in respect of any tenement let to him.

(vi) The Company shall be granted a free period of twelve months from the date on which possession of the plots is given them ; thereafter they shall pay a ground rent calculated in manner following that is to say the area of each plot as determined by Surveyors appointed by the Board and the Company shall be multiplied by the rate appearing against that plot in the schedule hereto, from the sum so arrived at shall be deducted an amount equal to 15 per centum and on the balance the ground rent shall be calculated at 6 per cent. per annum.

(vii) No assignment of leases of the plots and no subletting of any of the tenement for a period of more than five years will be permitted without the previous written consent of the Board.

(viii) In the event of the Company being wound up or disposing of its property by assignment or sub-demise otherwise than by way of mortgage the ground rent payable in respect of the property so assigned or sub-demised shall be increased by eighteen per cent. per annum.

(ix) These terms which are in addition to or variation of those usually contained in the Board's Agreements and Leases shall be embodied in an Agreement to be prepared and approved by the Board's Solicitors. The costs of and incidental to the Agreement and Lease and any other required documents shall be borne by the Company.

The Schedule.

Plot No.	Rate per square yard.
	Rs.
43	55
44	55
45	55
46	55
47	50
48	50
62	50
63	45
64	45
66	45

8. We further recommend that should the other Communities (*vide* para. 6) each form one Society and be willing to agree to conditions similar to those which we propose should be enforced in the case of this Association, they should also be allotted plots.

9. We also advise that the Board should notify that on or after the 1st November next they will proceed to consider all applications which may have been received by them before the 29th October, 1921. Tenders to be submitted on the usual printed forms and individuals to state in their applications the rate per square yard which they are willing to pay.

10. We desire to make one more general recommendation and that is that the Lease forms should be altered so as to prohibit the planting of any trees in plots which may interfere with the view or obstruct the through perflation of the air.

RESOLUTION 149.—The report is unanimously adopted.

Appendix O-6.

(*Vide para* 28).

Re: Revision of Establishment:—

Considered the following report of the Finance and Establishment Committee No. 5, dated 26th May, 1920 :—

"With reference to Trustees' Resolution No. 171, dated 20th April, 1920, we have considered the question of revision of establishments in the Engineer's, the Land Manager's and the Estate Agent's Departments, and also minute by the Chairman, dated 17th May, 1920, which is annexed to this report.

2. Our final recommendations are shown in the attached papers and are submitted for sanction."

Accompaniments.

(*a*) Minute by the Chairman, dated 17th May, 1920, *re*: Revision of Establishment :—

"The attached proposition statement for the revision of establishment is circulated for the approval of the Committee in accordance with the resolution of the *Finance Committee Meeting* held on the 7th instant.

The proposals have been confined mainly to the Engineering and Land Manager's (including Estate Agent's) Departments. The revision of the Estate Agent's Department was left over last September until Mr. Delves returned from leave and the revision of the Engineering Department is rendered necessary owing to the recent revision made in the Public Works Department and unless we revise our own Engineering staff on the same lines we shall be neither able to secure new men nor retain the services of our present staff. We are even now badly in want of new Senior Overseers or Sub-Engineers and they cannot be obtained on our present rates. It is suggested that the revised rates should come into force on the 1st April except in the case of Mr. Watson on whom fell immediately the burden of making preliminary arrangements for the extra work involved by the November programme. It is recommended his increase to Rs. 2,050 per month should have effect from 1st January 1920.

2. ENGINEERING DEPARTMENT.

(*a*) *Personal Assistant.*—The designation has been changed to Senior Assistant Engineer and Personal Assistant, as the work of Personal Assistant will be in addition to the work which Mr. Katrak is now doing. He is at present drawing Rs. 1,000 a month in the grade of Rs. 650—1,200 and the present proposal is to place him on the scale of Rs. 1,200—50—1,500. It is also proposed to promote Mr. Prabhavalkar, Senior Assistant Engineer, from Rs. 650 to Rs. 800 in the same grade and to promote Mr. Baria, Assistant Engineer, to Rs. 500 in the new scale.

(*b*) *Accountant and Head Clerk.*—It is proposed to raise the pay of these posts to Rs. 300—20—400 and to promote the present incumbents. Both of them have suffered from a block in promotion in the past. Mr. Bam, the Head Clerk, before the revision in September was drawing only Rs. 110 after 19 years' service and the Accountant drew only Rs. 80 after 14 years' service. Considering the large increase of supervision that is required in the Engineer's office by reason of the large schemes on hand the proposed pay for these two posts is by no means excessive, and as the Engineer strongly recommends the present incumbents as being capable hands and able to cope with the additional work and responsibilities, there seems no reason to pass them over in favour of outsiders.

3. Estate Agent's Department.

Superintendent.—A new post of Superintendent has been proposed, and the Estate Agent is convinced that the cost of the post will be easily recouped from the greater profits that will accrue to the Trust, by reason of the Estate Agent and his assistant being able to devote more time to outdoor work. It is proposed to appoint a clerk who has had legal training so that the Estate Agent might be relieved of a large amount of petty details in connection with leases and agreements.

4. Land Manager's Department.

Estate Superintendents.—Their work is increasing and getting more scattered. Their pay was not raised at the last revision and it is found difficult to keep good men. They not only have to control the Rent Collectors' work but have to be good measurers as well, as they actually do the final measurement of plots, which are leased either temporarily or permanently, and when land is sold for Rs. 500 a square yard, it can be easily seen how necessary it is to have reliable and expert measurers.

Head Clerk and Accountant.—The present incumbent gets Rs. 250 pay and Rs. 50 allowance. It is proposed to place him on the same footing as the head subordinates of other departments, namely, Rs. 300—20—400 with no allowance.

Valuers and Assistant Land Managers.—The sanctioned strength is 6 Assistant Land Managers and 6 Valuers. As a matter of fact only 3 Assistant Land Managers have been so far appointed, and of them one is on his way out from England and has not yet taken over his duties. The work of the Valuers is to get out all details and prepare each case for the Assistant or Deputy Land Manager, who watches the Trust's interest before the Acquisition Officer. As a matter of fact, however, the Land Manager has trained some of the Valuers to represent the Trust in the Courts, and they have done this work exceedingly well, and have been found to be well able to stand the test of cross-examination in Court. The Land Manager therefore desires that 4 of these posts of Valuers should be converted into 4 Junior Assistant Land Managers, and the number of the sanctioned Assistant Land Managers be reduced from 6 to 3. A saving will thus be effected of Rs. 1,651 per mensem.

Finally, there is the Land Manager himself. His salary was raised from Rs. 1,500 to Rs. 1,800 last September, but there is no doubt the November programme has increased his work very materially. The interest he shows in getting his work done at the least cost to the Board is evident from the way he has trained his Valuers, and thereby enabled the proposal in the last paragraph to be made. It is suggested that he be given a personal allowance of Rs. 250 per mensem."

(*b*) Statements of proposition for revision of establishment—Engineer's Department.

Present Scale.				Proposed Scale from 1st April 1920 (except for Engineer.)				Increase or decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
		Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	
1	Trust Engineer	1,500-50-1800	1,683	1	Trust Engineer (from 1st January 1920.) ..	1,750-50-2250	2,000	317		
	Superior Engineer Officers.				*Superior Officers,*					
2	Deputy Engineer and Architect	1,200-50-1500	2,767	2	Deputy Engineer and Architect	1,200-50-1500	2,767			
3	Senior Assistant Engineers	650-50-800 50-1200	2,637	1	Senior Assistant Engineer and Personal Assistant to Engineer.	1,200-50-1500	1,383			
6	Assistant Engineers	350-25-450 50-600	2,658	2	Senior Assistant Engineers	650-50-800 50-1200	1,758			Efficiency bar after 800.
				6	Assistant Engineers	450-50-600	3,400			
				1	Head Draftsman	700	700			
11			8,062	12			10,008	1,946		
	Upper Subordinates (Permanent).				*Upper Subordinates (Permanent).*					
3	Sub-Engineers	225-15-300	825	13	Sub-Engineers	250-25-400	4,446			
34	Overseres (including 1 Garden Supervisor and 1 Head Fitter,)	80-10-150 10-200	4,522	24	Overseers (including 1 Garden Supervisor and 1 Head Fitter.)	100-10-150 10-200	3,330			Efficiency bar after 150.
37			5,347	37			7,776	2,429		
	Drawing Branch (Permanent).				*Drawing Branch (Permanent).*					
1	Head Draftsman	150-10-200	183	10	Draftsmen	150-10-250	2,000			
9	Draftsmen	60-10-100 10-130	909							
10			1,092	10			2,000	908		
	Clerical Staff (Permanent).				*Clerical Staff (Permanent).*					
1	Head Clerk	200-10-250	238	2	Head Clerk and Accountant	300-20-400	750			
3	Accountant, Deputy Head Clerk and a Senior Clerk.	125-5-175	456	2	Deputy Head Clerk and Senior Clerk ..	125-5-175	304			
41	Clerks	40-3-70* 5-100* 5-125	3,116	41	Clerks	40-3-70* 5-100* 5-125	3,116			* Efficiency bars after 70 and 100.
104			3,810	45			4,179	360		
	Grand Total ..	....	19,994	105	Grand Total ..	....	25,954	5,960		

Statement of proposition for revision of establishment—Land Manager's and Estate Agent's Departments.

Present Scale.				Proposed Scale.				Increase or Decrease.		Remarks.
No.	Designation.	Grade.	Average cost.	No.	Designation from 1st April 1920.	Grade.	Average cost.	Permanent.	Temporary.	
	Head of Departments..	Rs.	Rs.		*Head of Departments.*	Rs.	Rs.	Rs.	Rs.	
1	Land Manager	1,500-50-1800	1,683	1	Land Managaer	1,500-50-1800	1,683			
1	Estate Agent	2,000-50-2250	2,167	1	Estate Agent	2,000-50-2250	2,167			
2			3,850	2			3,850			
	Superior Officers.				*Superior Officers.*					
3	Deputy Land Managers	1,200-50-1500	4,150	3	Deputy Land Managers	1,200-50-1500	4,150			
6	Assistant Land Managers	750-50-1,000	5,500	3	Assistant Land Managers	750-50-1,000	2,750			
				4	Junior Assistant Land Managers*	450-50-600	2,267			
9			9,650	10			9,167	—483		* To have the same status as Assistant Engineers.
	Upper Subordinates (Permanent).				*Upper Subordinates (Permanent).*					
6	Valuers	300-30-450	2,400	2	Valuers	300-30-450	800			
1	Head Surveyor	200-25-300	272	1	Head Surveyor	200-25-300	272			
5	Estate Superintendents	150-10-200	918	6	Estate Superintendents	150-10-300	1,350			
				2	Overseers †	100-10-150	267			† To have the same status as Overseers in the Engineer's Department for purposes of conveyance allowance.
12			3,590	11			2,689	—901		
	Upper Subordinates (Temporary).									
1	Overseer	110-5-140	129						—129	
	Lower Subordinates (Permanent).				*Lower Subordinates (Permanent).*					
7	Surveyors	60-5-100	560	7	Surveyors	60-5-100	560			
5	Do.	60-4-80	365	5	Do.	60-4-80	365			
1	Building Inspector	70-4-90	83	1	Building Inspector	70-4-90	83			
1	Sanitary do.	80	80	1	Sanitary do.	80	80			
3	Chawl Superintendents	70	210	3	Chawl Superintendents	70	210			
3	Inspectors	40-3-70	165	3	Inspectors	40-3-70	165			
20			1,463	20			1,463			

Statement of proposition for revision of Establishment—Land Manager's and Estate Agent's Departments—*Continued.*

Present Scale.				Proposed Scale.				Increase or Decrease.		Remarks.
No.	Designation	Grade.	Average cost.	No.	Designation.	Grade.	Average cost.	Permanent.	Temporary.	
	Lower Subordinates (Temporary).	Rs.	Rs.		*Lower Subordinates (Temporary).*	Rs.	Rs.	Rs.	Rs.	
4	Measurers	40-3-70	275	4	Measurers	40-3-70	275			
1	Inspector			1	Inspector					
11	Rent Collectors	40	440	12	Rent Collectors	40	480			Rent Collectors will continue to draw commission also.
16			715	17			755		+40	
	Office Staff Clerical (Permanent).				*Office Staff Clerical (Permanent).*					
1	Head Clerk and Accountant	200-10-250	238	1	Head Clerk and Accountant	300-20-400	750			
5	Clerks (Senior)	125-5-175	760	1	Head Clerk (Estate Agent)					
34	Clerks	40-3-70 5-125	2,584	7	Clerks (Senior)	125-5-175	1,064			
4	Draftsmen	40-3-70	394	36	Do. (Junior)	40-3-70 5-125	2,736			Efficiency bars after 70 and 100.
3	Tracers			4	Draftsmen	40-3-70	394			
				3	Tracers					
47			3,976	52			4,944	+968		
	Office Staff Clerical (Temporary.)				*Office Staff Clerical (Temporary.)*					
22	Clerks	40-3-70	1,519	27	Clerks	40-3-70	1,800			
5	Tracers			5	Tracers					
27			1,519	32			1,800		+281	
134	Grand Total ..	....	24,892	144	Grand Total ..	....	24,668	—416	+192	
								—224		

(c) Notes on Proposition Statements :—

Engineer's Department.

1. Mr. Watson to draw an initial pay of Rs. 2,050 in the new scale.
2. Mr. Katrak to be the Senior Assistant Engineer and Personal Assistant to the Engineer.
3. Mr. Prabhawalkar to draw Rs. 800.
4. Mr. Baria to draw Rs. 500.

Land Manager's Department.

1. Mr. Bharucha, Land Manager, to draw a personal allowance of Rs. 250 per month.
2. The four Valuers (Messrs. Pavri, Saldanha, Mhatre and Doctor) to be Junior Assistant Land Managers.

RESOLUTION 222.—The proposals shown in the proposition statements are sanctioned from the dates given therein.

2. The sanction of Government should be obtained under Section 93 (1) of the Act to the increase of pay for the Engineer and for the grant of an initial pay of Rs. 2,050 to Mr. Watson in the new scale.

3. The following appointments and promotions, etc., are also ordered with effect from 1st April 1920 :—

Mr. Bharucha, Land Manager, to draw a personal allowance of Rs. 250 per mensem.

Messrs. Pavri, Saldanha, Mhatre and Doctor, to be Junior Assistant Land Managers.

Mr. Katrak to be Senior Assistant Engineer and Personal Assistant to the Engineer.

Mr. Prabhawalkar to be given a pay of Rs. 800 and to draw future increments in the scale in due course.

Mr. Baria to draw an initial pay of Rs. 500 in the new scale.

Mr. Bam to draw the minimum pay as Acting Head Clerk in the new scale.

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2. Re : *Revision of the Secretary and Chief Accountant's Department.*

Considered the following minute by the Chairman, dated 14th December 1920 :—

" In Trustees' Resolution No. 222, dated 3rd June 1920, the revision of the establishments in the Engineering, Estate Agent's and Land Manager's departments was sanctioned by the Board. The revision of the Secretary and Chief Accountant's department was postponed as suggested in my note (Trustees' Resolution 171 of 20th April 1920) so that more experience might be obtained of the extra burden thrown upon the department by the acceleration of our programme. Meanwhile one telephone clerk and two extra clerks were temporarily sanctioned (Trustees' Resolution No. 362 of 31st August 1920)pending the submission of final proposals.

2. Experience, so far, shows clearly the necessity of strengthening the account and audit branch. With a budgetted expenditure running into crores it is clear that a strict audit is necessary to ensure a proper supervision over our disbursements. Again, supervision has been made more difficult by the removal of the Engineer's office to Matunga. The Secretary and Chief Accountant finds it impossible to find time to visit Matunga during office hours and supervise the work of his subordinates who audit the Engineer's accounts, and even if he did go to Matunga, there is no responsible officer remaining in the head office to carry on urgent and necessary routine work in his absence.

3. The volume of work in the secretarial branch of the office, as distinguished from the accountancy branch has also materially increased during the last year. The method of indexing, filing and watching papers need revising and being put on more businesslike lines. The record room needs a thorough overhaul. Far too many papers are recorded, instead of being destroyed, and unless improved methods are adopted, the record room in a few years will need enlarging. The present Secretary has carried out several suggestions, and much more could be done if he had more time to give to these matters.

4. There is no doubt that the department is over-worked. Two senior members have already broken down in health and it is not uncommon to find work going on till 8 and 9 o'clock at night. The present Secretary and also Mr. Smith, who acted as Secretary, both agree that a Deputy Secretary is needed to look after routine and to give the Secretary time to supervise his auditors, to improve office methods and to devote attention to the more important matters *e.g.*, reporting on the financial position of the Trust and on each of the several schemes on hand. Since 1916 no 'pukka' forecast of the Trust's financial position has been made. In April last Mr. Delves drew up a very useful, though rough, forecast of our financial position, but even since this was drawn up the rate of interest has risen and revised estimates of works have shown increases. With the frequent changes that take place in the rate of interest, land values and estimates, it is necessary to see from time to time their financial effect. Such work is of an intricate nature and of prime importance, and it is very necessary that the Chief Accountant should have sufficient time to attend to it.

5. I append a proposition statement showing the minimum extra establishment required. In view of the approaching amalgamation of the Trust with the Municipality I have refrained from asking for more establishment than is absolutely necessary and the Secretary's recommendations have therefore been scrutinised and curtailed where possible. Unfortunately, it is not possible to say what arrangements the Corporation will make when it takes charge. In my opinion the accounts of the Trust will have to be kept separate from general Municipal accounts; but it is not possible to say what will be the position of the Trust's Chief Accountant and Secretary. The two posts may or may not be separated and even if they are separated it is not clear how far the Trust's officers will be subordinate to or independent of the Municipal Commissioner, the Municipal Chief Accountant and the Municipal Secretary. With all these uncertainties I think it would be perferable for the Trust to appoint a Deputy Secretary and Accountant rather than a separate Secretary at the present juncture. The Deputy Secretary and Accountant could then, without loss of dignity, continue, if necessary, as a deputy in Municipal service. Again the appointment of a Secretary to the Trust requires the sanction of Government, and it would hardly be fair in my opinion to ask Government to sanction, at this juncture, the appointment to a new post unless it can be shown that the creation of the separate post of Secretary will fit in properly with the new arrangements on amalgamation. The Deputy to be appointed should in my opinion be an officer of the stamp of a Senior Superintendent or Junior Assistant Secretary in the Secretariat and should devote his time mainly to the Secretarial portion of the department, and be able to sign routine accounts papers during the Secretary's absence.

The Secretary should devote his time mainly to his work connected with accountancy and financial matters.

6. The present Secretary and Chief Accountant is on deputation from the Travancore State and his term of appointment expires on 18th January next. He was first appointed to the Trust for one year in January 1918 on Rs. 500 whilst on furlough from the State. The Trust also paid to the State his leave allowances (about Rs. 2,000) so that he actually received just under Rs. 700 a month during the first year. In January 1919 he was appointed for a further period of two years on a pay of Rs. 800 and in September 1919 the pay of the post was fixed at Rs. 800-50-1,200, the first increment of Rs. 50 falling due in September last. Mr. Ramasubba informs me that he would be unwilling to serve for any length of time as an accounts officer under the Municipal Chief Accountant. In my opinion, however, it is very important that the Trust Accountant at the time of amalgamation should be an officer well versed in the Trust's system of accounts and should remain with the Trust for at least three months after the amalgamation. If therefore the Trust considers that under the circumstances Mr. Ramasubba's services should be retained the best solution will be to contract with him for a definite period, say two years, subject to the condition that from the date of the Trust being amalgamated with the Municipality the contract may be determined by either party on three months' notice being given.

As regards the pay of the Secretary and Chief Accountant it is suggested it may be made at least as much as the Deputy Land Manager's and Engineer's *i.e.*, Rs. 1,200-50-1,500 and as regards Mr. Ramasubba an increase should be given to him with retrospective effect."

Revision of Establishment—Secretary's Department.

		(Per month) Extra cost. Rs.
(i)	Deputy Secretary and Accountant (additional post on Rs. 800—50—1,000)	900
(ii)	Cashier (pay Rs. 250 in the scale of Rs. 200—10—250 from 1st September 1919) Mr. Khodabux to be given a personal allowance of Rs. 50 from 1st April 1920.	
(iii)	Head Clerk (pay Rs. 200—10—250) one additional post	238
(iv)	Senior Clerks (pay Rs. 125—5—175) four additional posts	608
(v)	Junior Clerks (pay Rs. 40—3—70—5—125) seven additional posts (including three already provisionally sanctioned by the Board)	532
(vi)	Peons—	
	The Chairman's Havaldar to be designated 'Jamadar' and to get Rs. 25; present pay 21—$\frac{1}{5}$—23.	
	One additional Naik (18—$\frac{1}{5}$—20), and five additional peons (15—$\frac{1}{5}$—17)	102
(vii)	Conveyance allowances—	
	Head Clerk, Works Audit branch, to draw like upper subordinates (Rs. 30).	
	Auditors, Works Audit branch, and one out-door clerk (office) to draw like lower subordinates (Rs. 15).	
	These conveyances to be in lieu of all other travelling allowances admissible under the Civil Service Regulation and to have effect from the date of transfer of the Auditors to Matunga, and in the case of the out-door clerk from 1st April 1920.	

Total extra cost—

	Rs.	
Establishment pay	2,380	Say Rs. 2,900.
War allowances, etc.	268	
Conveyance allowances (about)	250	

The Chairman stated that the Finance Committee had approved his proposals and in regard to Mr. Ramasubba Aiyar they consider he should receive Rs. 1,100 per month from 1st January 1920, and Rs. 1,200 per mensem from commencement of his new contract (18th January 1921), and Rs. 1,250 at the end of one year.

RESOLUTION 519.—The revisions detailed in the statement attached to the Chairman's minute are sanctioned ; the sanctions to the additional posts should have effect from the dates of appointment, and the increase of pay to the Chairman's Havildar may be given from 1st April 1920.

2. Subject to the sanction of Government which should be applied for under Section 93 (1) of the Act, (*a*) Mr. Ramasubba Aiyar should be given Rs. 1,100 from 1st January 1920 and (*b*) his services should be retained on foreign service conditions as the Secretary and Chief Accountant for a further period of 2 years from 18th January 1921, (on a pay of Rs. 1,200 for the 1st year and Rs. 1,250 for the 2nd year) on condition that he stays for the 2 years, subject to the determination of the contract by either party on 3 months' notice being given after the Trust is amalgamated with the Municipality.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1921.

Capital and liabilities.	Amount.	Total.
	Rs. a. p.	Rs. a. p.
Brought forward (*a*), (*b*), (*c*) & (*d*) ...	.....	14,12,56,239 10 6
MISCELLANEOUS ACCOUNTS.		
Deposits from contractors and others	3,99,305 2 11	
Interest on security deposits	19,553 13 5	
Gallery projection fees	58,757 4 10	
Income tax (unpaid)	16 1 0	
Contribution from staff for investment in Indian War Loan of 1918 ...	9,543 12 0	
		4,87,176 2 2
Interest payable to debenture holders—		
By Hongkong Bank for loan of 1899	4,124 11 0	
By Imperial Bank of India for loans from 1901 to 1908 and 1912 to 1914	97,840 0 0	
By Chartered Bank for loans of 1909 and 1910	2,620 0 0	1,04,584 11 0
Total ...	.....	(*e*) 5,91,760 13 2
Balance ...	.....	2,79,687 7 7
Total ...	.....	8,71,448 4 9
Grand total (*a, b, c, d and e*) ...	.....	14,18,48,000 7 8

Securities as on 31st March 1921.

	G. P. Notes and war Loan bonds and notes.	Bombay Municipal Debentures.	Port Trust Debentures. (Bombay).	Bombay Improvement Trust Debentures.	Post Office Cash Certificates.	Total.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
In Banks.						
Investment of surplus cash balances.	6,08,900	...	2,14,000	8,31,500	...	16,54,400
Investment of Sinking Fund money..	...	2,13,500	1,01,500	24,96,500	...	28,11,500
Depositors' securities ...	17,13,800	18,000	1,40,200	41,000	2,580	19,15,580
In the Post Office.						
Depositors' securities ...	...	...	...	...	4,880	4,880
In Secretary's Custody.						
Investment of Surplus cash balances.	76,87,200	...	...	2,76,000	...	79,63,200
Investment of Sinking Fund money.	...	...	...	22,24,000	...	22,24,000
Depositors' securities ...	65,300	...	...	...	...	65,300
Total ...	1,00,75,200	2,31,500	4,55,700	5,69,000	7,460	1,66,38,860

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Accountant General's Office, Bombay, 24th November 1921

Property and assets.		Amount.			Total.		
		Rs.	a.	p.	Rs.	a.	p.
Brought forward (*f*), (*g*), (*h*) & (*i*) ...					13,54,68,197	2	5
MISCELLANEOUS ACCOUNTS.							
Advances to contractors, etc.		5,71,826	3	8			
Sewri Wadala quarry		1,95,037	6	1			
					7,66,863	9	9
Interest payable to debenture holders with banks—							
Hongkong Bank		4,124	11	0			
Imperial Bank of India		97,840	0	0			
Chartered Bank		2,620	0	0			
					1,04,584	11	0
Total ...		.....			(*j*) 8,71,448	4	9
Balances—	Rs. a. p.						
Capital account ...	51,81,002 8 5						
Sinking fund account ...	*Dr. 193 4 1*						
Provident fund account ...	6,07,233 3 9						
Miscellaneous accounts ...	*Dr. 2,79,687 7 7*						
		.....			*(*k*) 55,08,355	0	6
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...		.....			14,18,48,000	7	8

Specification of balances in banks and in hand :—

	*Cash. Rs.	a.	p.
Hongkong and Shanghai Banking Corporation	2,422	0	0
Imperial Bank of India	58,182	15	4
Chartered Bank of India, Australia and China	*Dr. 13,462*	*4*	*8*
National Bank of India	10,02,809	15	4
Mercantile Bank of India	1,339	15	0
Bank of India	15,37,833	0	3
Eastern Bank	1,01,343	2	4
Yokohama Specie Bank	1,132	5	2
Comptoir National Bank	4,07,443	3	9
Tata Industrial Bank	8,90,510	5	5
Central Bank of India	15,11,035	11	4
International Banking Corporation	1,849	5	0
Cash in hand	5,915	6	3
Total Rs. ...	55,08,355	0	6

NOTE.—The Chartered Bank of India Australia and China, London, shows an additional credit balance of £284-14-2. This amount already stands charged in the accounts to the works concerned for materials for which the specific remittance had been made.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 22nd November 1921.

APPENDIX—I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishment.*

Budget estimate for the year 1920-1921.	Particulars.	Actual expenditure for the year ending March, 1921.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
36,000	Salary	33,193 8 9	
5,000	Pension contribution, etc.	9,069 9 11	
2,800	Leave allowances	4,198 3 3	
1,200	Conveyance allowance	1,206 7 3	
45,000			47,667 13 2
20,000	Trustees' fees	.....	21,520 0 0
	Secretary's department—		
77,460	Establishment	84,196 11 10	
600	Clothing to peons	456 2 0	
3,200	Furniture	948 0 0	
4,340	Sundries	5,342 11 9	
2,000	Stationery	2,205 15 2	
10,000	Printing	9,690 14 3	
97,600			1,02,777 7 0
	INCIDENTAL EXPENSES.		
2,000	Law expenses (general)	1,930 10 8	
36,000	Contribution to provident fund	36,856 10 2	
26,168	Maintenance of administrative offices, Engineer's office, central stores, payshed and office furniture ...	24,168 11 8	
30,000	Disposal of lands (brokerage, etc.)	14,195 4 0	
10,800	Commission to banks	10,446 0 6	
.....	Miscellaneous (value of broken pipes written off, ground rent for storeyard, etc.)	379 0 0	
.....	Gratuities and compassionate allowances	643 0 0	
6,05,000	Expenses of loan	2,38,817 5 4	
9,000	Fees and other expenses to Consulting Engineers ...	14,761 6 11	
7,18,968			3,42,198 1 3
8,81,568	Total ...	.....	5,14,163 5 5
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering department—		
2,70,500	Establishment	2,55,467 5 11	
	Temporary establishment	15,701 13 0	
6,000	Survey instruments	2,400 3 6	
8,300	Furniture	6,342 2 0	
600	Clothing to peons	344 0 0	
	Contingencies—		
7,500	Printing	7,011 7 3	
12,500	Stationery	10,215 13 0	
8,000	Sundries	8,819 15 2	
3,13,400			3,06,302 11 10
	Land Manager's and Development departments—		
3,75,400	Establishment	2,70,225 1 5	
370	Survey instruments	700 8 0	
1,710	Clothing to peons	1,460 13 0	
555	Furniture	108 12 0	
	Contingencies—		
4,690	Printing	6,506 7 6	
6,794	Stationery	9,373 14 4	
6,081	Sundries	4,872 1 11	
5,600			2,93,247 10 2
20,000	Lump provision for revision of Establishment—	.....	.....
7,29,000	Carried over ...	.....	5,99,550 6 0
8,81,568			5,14,163 5 5

Budget estimate for the year 1920-1921.	Particulars.	Actual expenditure for the year ending March 1921.	
Rs.		Rs. a. p.	Rs. a. p.
8,81,568	Brought forward ...	.....	5,14,163 5 5
7,29,000			5,99,550 6 0
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
	Land acquisition department—		
2,50,000	Officers' salary	.....	.....
	Establishment (including leave and pension contribution)	.....	.....
	Contingencies	.....	690 12 0
25,000	Expenses of Tribunal	.....	11,709 13 7
10,04,000	Total ...	.....	6,11,950 15 7
	Total cost of management and establishments ...	.....	11,26,114 5 0
	COST OF ESTABLISHMEN AS PER SECTION 77 OF THE ACT.		
.....*	Land Manager's revenue establishment	.....	68,776 13 8
18,85,568	Grand Total ...	.....	11,94,891 2 8

* Included in the grants for Land Manager's Departments.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 22nd November 1921.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 24th November 1921.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1920-1921.	Particulars.	Actual receipt in 1920-1921.	Total to end of 1920-1921.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C—		
	Flats	4,50,000 0 0	4,92,023 14 0
	Cooperage Plot	1 0 0	625 0 0
	Marine Lines	1 0 0	1 0 0
.....	Hornby Road	.....	10,383 0 0
	Chowpati Estate	.....	9,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot South of Old Town Barracks	.....	95,600 0 0
	Parel Estate	.....	9,05,658 3 5
	Schedule D—		
	Agripada West	11,628 13 10	81,527 8 11
1,22,399	,, Central	12,529 0 0	20,005 0 0
	,, East	.....	5,76,414 0 0
	Other lands in Schedule D	.....	16,095 10 6
	Schedule E—		
.....	Colaba Reclamation	.....	6,166 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,20,670 15 0
.....	,, 2 (Princess Street)	72,179 0 0	6,37,129 10 8
.....	,, 3 (Sandhurst Road)	20,128 0 0	7,49,781 14 7
.....	,, 4 (Gámdevi)	48,667 0 0	2,91,306 9 6
51,245	,, 5 (Dadar-Matunga)	11,328 10 4	6,74,592 8 6
800	,, 6 (Sion-Matunga)	6,878 2 0	36,375 7 4
3,000	,, 8 (Mándvi-Koliwáda)	.....	2,23,895 0 3
.....	,, 13 (Souter Street Extension, eastwards) ...	.....	13,012 8 0
1,110	,, 27 (Mathew Road)	.....	1,86,232 1 10
58,192	,, 29 (Nowrojee Hill)	49,672 9 0	6,08,172 10 9
.....	,, 30 (Souter Street Extension, westwards) ...	.....	1,32,000 0 0
99,558	,, 31 (Parel)	2,726 12 0	10,82,455 5 6
3,900	,, 32 (East Agripáda)	1,22,469 12 0	8,68,155 2 9
.....	,, 33 (Bhatwádi)	2,000 0 0	38,230 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
9,796	,, 37 (Sydenham Road)	7,884 4 0	79,085 0 10
.....	,, 41 (Undria Street)	.....	11,347 1 8
.....	,, 43 (Parel, Central)	15,100 0 0	56,100 0 0
.....	,, 47 (Parel, Northern)	1,.03 0 0	3,080 14 5
.....	,, 52 (Worli)	1,80,500 0 0	1,80,500 0 0
.....	,, 53 (Foras Road)	2,96,000 0 0	2,96,000 0 0
.....	,, 54 (Kolbatwady)	194 0 0	194 0 0
.....	,, 56 (Dharavi)	1,16,758 2 0	1,16,758 2 0
.....	,, 57 (Sewri-Koliwada)	4,244 8 0	4,244 8 0
.....	,, 58 (Worli-Extension)	20,897 0 0	20,897 0 0
.....	,, 60 (Naigaum)	2,99,305 4 0	2,99,305 4 0
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
8,50,000	Total Rupees ...	17,52,095 13 2	90,39,298 14 5

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 22nd November 1921.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 24th November 1921.

APPENDIX II.

Loan and sinking fund statement.

Loan.						Sinking Fund.										
Description of loan (all for 60 years).	Date of issue of loan.	Amount raised.	Average rate of issue.	Nett receipts.	½ yearly interest payable.	Basis	Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	+ or — balances under sinking fund (11—12,).	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Total cols. 14 to 16.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.
4 % Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lákhs.	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0	4,38,504 0 0	244,949 0 2	6,83,453 0 2						
4 % Debenture loan ...	6th Sept. 1901 ...	30 ,,	95 4 0	28,57,605 10 0	60,000	,,	6,280 0 0	2,38,640 0 0	1,14,196 12 10	3,52,836 12 10						
Do. ...	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0	2,26,080 0 0	99,719 6 4	3,25,799 6 4						
Do. ...	20th Aug. 1903 ...	60 ,,	100 4 0	60,14,991 14 0	1,20,000	,,	12,560 0 0	4,27,040 0 0	1,73,809 13 0	6,00,849 13 0						
Do. ...	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0	3,34,511 0 0	1,25,453 11 4	4,59,964 11 4						
Do. ...	12th Sept. 1905 ...	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,280 0 0	1,88,400 0 0	65,660 7 8	2,54,060 7 8						
Do. ...	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c) 6,148 0 8	1,72,034 2 8	55,104 14 7	2,27,139 1 3						
Do. ...	24th Sept. 1907 ...	15 ,,	98 4 1·671	14,73,880 8 11	30,000	,,	4,609 9 10	1,19,849 15 8	35,018 0 3	1,54,867 15 11						
Do. ...	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8	2,21,264 8 0	58,426 13 0	2,79,691 5 0	50,08,365 12 11	—193 4 1	2,13,500	1,01,500	47,20,500	50,35,500
4 % Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0	5,90,047 12 0	1,46,250 4 4	7,36,298 0 4						
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4	3,16,627 15 0	69,847 10 3	3,86,475 9 3						
4 % Debenture loan ...	28th Aug. 1912 ...	25 lákhs.	101 12 8	25,44,789 7 8	50,000	,,	7,682 12 0	1,23,924 0 0	20,130 0 11	1,43,054 0 11						
Do. ...	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	36,000	,,	5,531 8 7	77,441 8 2	10,856 13 6	88,298 5 8						
Do ...	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 3	1,00,000	,,	15,365 6 0	1,84,384 8 0	21,497 7 1	2,05,881 15 1						
Do. ...	3rd Jan. 1916 ...	25 ,,	(d)98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0	76,826 14 0	7,147 2 1	83,974 0 1						
5 % Do. ...	10th Nov. 1919...	40 ,,	100 0 0	40,00,000 0 0	1,20,000	4½	6,696 0 0	13,392 0 0	134 0 0	13,526 0 0						
6% Do. ...	30th Apl. 1920 ...	70 ,,	100 0 0	70,00,000 0 0	2,10,000	,,	12,002 0 0	12,002 0 0	.....	12,002 0 0						
6½ % Do. ...	1st Nov 1920 ...	2,75 ,,	100 0 0	2,75,00,000 0 0	8,93,750	,,	46,035 0 0	.....	.....	.....						
Total ...	.....	19,52,94,000	99 8 0	9,45,21,856 5 10	23,59,630	...	2,14,161 2 1	37,59,970 8 6	12,48,202 5 4	50,08,172 8 10	50,08,365 12 11	—193 4 1	2,13,500	1,01,500	47,20,500	50,35,500

* (£566,600 @ 1s. 4d.) † (£333,000 @ 1s. 4d.) (a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

(d) The loan was issued on special terms, the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 98-13-7·2 per cent.

Examined and found correct.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts.
} *Auditor.*

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 22nd November 1921.

Bombay, 24th Novmeber 1921.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	52,425 12 8	.....	52,425 12 8	12,837 4 5	.....	12,837 4 5	65,263 1 1
Chaupati Estate	92,726 2 5	.....	92,726 2 5	90,911 7 4	.....	90,911 7 4	1,83,637 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,398 10 11	.....	5,398 10 11	10,149 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	3,822 2 10	390 0 0	4,212 2 10	26,576 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	25,817 0 0	.....	25,817 0 0	25,817 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1,844 0 0	1,844 0 0
	4,20,630 11 11	.....	4,20,630 11 11	1,95,361 8 1	390 0 0	1,95,751 8 1	6,16,382 4 0
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	8,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—								
Filling in site, etc.	2,90,314 0 0	.....	2,90,314 0 0	1,07,037 1 8	.....	1,07,037 1 8	3,97,351 1 8	
Road construction	1,87,701 5 2	7,473 2 9	1,95,174 7 11	36,130 3 5	290 0 0	36,420 3 5	2,31,594 11 4	
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1	
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0	
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3	
Recreation ground	4,115 14 3	.....	4,115 14 3	282 0 0	.....	282 0 0	4,397 14 3	
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6	
Acquisition (disposal)	.....	.....	.....	46,955 3 1	.....	46,955 3 1	46,955 3 1	
Central Agripada—								
Sankli Street, Scheme No. 9—								
Land—								
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,652 5 0	162 0 0	9,814 5 0	26,814 5 0	
Brokerage, law charges and sundries	271 6 3	.....	271 6 3	23 8 0	.....	23 8 0	294 14 3	
Roads, etc.—								
Roads	8,363 7 4	.....	8,363 7 4	1,643 14 7	.....	1,643 14 7	10,007 5 11	
East Agripada—								
Acquisition	5,49,610 0 0	.....	5,49,610 0 0	9,049 0 0	.....	9,049 0 0	5,58,659 0 0	
Roads, etc.—								
Roads	29,331 8 0	.....	29,331 8 0	2,170 0 0	.....	2,170 0 0	31,501 8 0	
Filling in	57,548 6 2	292 0 0	57,840 6 2	6,469 0 0	12 0 0	6,481 0 0	64,321 6 2	
Other schedule D Lands—								
Lands at Matunga—								
Filling in	724 11 0	.....	724 11 0	1,726 2 9	.....	1,726 2 9	2,450 13 9	
Total schedule D—Lands	13,16,133 7 6	7,765 2 9	13,23,898 10 3	2,34,866 4 11	464 0 0	2,35,330 4 11	15,59,228 15 2	
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0	
SCHEMES.								
Scheme No. 1.—"First Nagpada."								
Land—								
Acquisition of properties	15,30,319 2 0	.....	15,30,319 2 0	3,18,266 4 2	.....	3,18,266 4 2	18,48,585 6 2	
Brokerage, law charges and sundries	41,982 0 0	.....	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0	
Roads, etc.—								
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8	
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1	
Chawls—								
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6	
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3	
Nagpada (2 blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0	
Sheds for sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3	
	24,14,854 8 6	.....	24,14,854 8 6	4,92,302 12 5	.....	4,92,302 12 5	29,07,157 4 11	
Carried over	41,51,618 11 11	7,765 2 9	41,59,383 14 8	9,22,538 9 5	854 0 0	9,23,392 9 5	50,82,776 8 1	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,51,618 11 11	7,765 2 9	41,59,383 14 8	9,22,538 9 5	854 0 0	9,23,392 9 5	50,82,776 8 1
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of properties	66,23,972 14 10	.....	66,23,972 14 10	7,15,411 15 2	87 0 0	7,15,498 15 2	73,39,471 14 0
Brokerage, law charges and sundries	1,85,920 10 11	.....	1,85,920 10 11	17,197 9 2	.....	17,197 9 2	2,03,118 4 1
Roads, etc.—							
Roads	1,86,590 5 10	*Cr.234 14 2*	1,86,355 7 8	39,015 12 4	.....	39,015 12 4	2,25,371 4 0
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,79,238 0 1	.....	4,79,238 0 1	96,242 5 9	.....	96,242 5 9	5,75,480 5 10
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,70,088 2 1	*Cr. 234 14 2*	75,69,853 3 11	8,85,784 10 5	87 0 0	8,85,871 10 5	84,55,724 14 4
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of properties	80,55,757 7 8	.....	80,55,757 7 8	8,99,097 4 5	51,439 0 0	9,50,536 4 5	90,06,293 12 1
Brokerage law charges and sundries	2,42,145 5 2	.....	2,42,145 5 2	24,619 10 1	.....	24,619 10 1	2,66,764 15 3
Roads, etc.—							
Roads	4,27,288 8 0	5,812 5 2	4,33,100 13 2	75,280 13 8	225 0 0	75,505 13 8	5,08,606 10 10
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	2,050 5 3	103 0 0	2,153 5 3	334 0 0	4 0 0	338 0 0	2,491 5 3
Play-ground	2,083 14 1	.....	2,083 14 1	149 0 0	.....	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,943 2 2	.....	2,56,943 2 2	62,955 6 2	.....	62,955 6 2	3,19,898 8 4
One block at Nagpada	92,391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent huts at Chowpati	54,065 15 3	.....	54,065 15 3	12,112 10 3	.....	12,112 10 3	66,178 9 6
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,85,300 12 10	5,915 5 2	97,91,216 2 0	12,25,670 5 1	51,668 0 0	12,77,338 5 1	1,10,68,554 7 1

Scheme No. 4.—"Gamdevi."									
Land—									
Acquisition of properties	12,11,324 4 2	.....	12,11,324 4 2	1,61,788 6 11	1,689 0 0	1,63,477 6 11	13,74,801 11 1		
Brokerage, law charges and sundries	67,049 5 2	.....	67,049 5 2	7,381 3 0	.....	7,381 3 0	74,430 8 2		
Roads, etc.—									
Roads	3,10,107 1 4	2,836 5 2	3,12,943 6 6	56,616 3 4	109 0 0	56,725 3 4	3,69,668 9 10		
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4		
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4		
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0		
Steps for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0		
	19,32,010 1 4	2,836 5 2	19,34,846 6 6	2,93,701 5 3	1,798 0 0	2,95,499 5 3	22,30,345 11 9		
Scheme No. 5.—"Dadar-Matunga."									
Land—									
Acquisition of properties	23,35,690 11 3	.....	23,35,690 11 3	5,12,003 3 11	2,365 0 0	5,14,368 3 11	28,50,058 15 2		
Brokerage, law charges and sundries	70,583 11 5	46 5 0	70,630 0 5	5,125 5 1	.....	5,125 5 1	75,755 5 6		
Roads, etc.—									
Roads and passages	8,16,188 6 9	4,66,363 13 5	12,82,552 4 2	54,508 0 0	18,054 0 0	72,562 0 0	13,55,114 4 2		
Filling in	6,07,771 4 9	66,656 14 3	6,74,428 3 6	61,633 15 7	2,584 0 0	64,217 15 7	7,38,646 3 1		
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0		
Parks and open spaces	10,737 7 6	.....	10,737 7 6	803 0 0	.....	803 0 0	11,540 7 6		
Large sewers	12,264 9 2	.....	12,264 9 2	797 0 0	.....	797 0 0	13,061 9 2		
Storm water drains	72,878 4 11	391 5 3	73,269 10 2	5,096 0 0	15 0 0	5,111 0 0	78,380 10 2		
Cost of materials at site	27,346 6 3	*Cr.10,611 11 0*	16,734 11 3	1,742 0 0	*Cr. 410 0 0*	1,332 0 0	18,066 11 3		
Septic tanks	81,437 4 2	22,705 7 6	1,04,142 11 8	5,070 0 0	881 0 0	5,951 0 0	1,10,093 11 8		
Chawls—									
Semi-permanent sheds	1,249 15 0	17,551 7 2	18,801 6 2	67 0 0	682 0 0	749 0 0	19,550 6 2		
	40,36,172 5 2	5,63,103 10 1	45,99,275 15 3	6,46,845 8 7	24,171 0 0	6,71,016 8 7	52,70,292 7 10		
Scheme No. 6.—"Sion-Matunga."									
Land—									
Acquisition of properties	19,56,506 14 7	1,378 0 0	19,57,884 14 7	1,91,854 10 8	318 0 0	1,92,172 10 8	21,50,057 9 3		
Brokerage, law charges and sundries	61,217 3 1	*Cr. 3 0 0*	61,214 3 1	6,022 0 1	.....	6,022 0 1	67,236 3 2		
Roads, etc.—									
Roads	41,986 3 11	1,46,158 13 11	1,88,145 1 10	2,513 0 0	5,661 0 0	8,174 0 0	1,96,319 1 10		
Filling in	1,35,584 8 2	5,68,181 11 9	7,03,766 3 11	15,528 0 0	21,993 0 0	37,521 0 0	7,41,287 3 11		
Cost of materials at site	.....	508 0 7	508 0 7	.....	19 0 0	19 0 0	527 0 7		
Storms water drains	.....	698 0 9	698 0 9	.....	27 0 0	27 0 0	725 0 9		
Miscellenous	.....	768 1 0	768 1 0	.....	30 0 0	30 0 0	798 1 0		
Underbridge—									
Construction (at Mahim)	44,922 14 4	.....	44,922 14 4	105 0 0	.....	105 0 0	45,027 14 4		
Chawls—									
Semi-permanent sheds at Matunga	80,116 4 8	97,993 10 6	1,78,109 15 2	4,579 0 0	3,798 0 0	8,377 0 0	1,86,486 15 2		
Workmen's cottages	34,294 10 10	2,041 10 5	36,336 5 3	2,135 0 0	81 0 0	2,216 0 0	38,552 5 3		
Chawls for Clerks	.....	7,447 1 8	7,447 1 8	.....	286 0 0	286 0 0	7,733 1 8		
	23,54,628 11 7	8,25,172 2 7	31,79,800 14 2	2,22,736 10 9	32,213 0 0	2,54,949 10 9	34,34,750 8 11		
Carried over ...	2,98,29,818 12 11	14,04,557 11 7	3,12,34,376 8 6	41,97,277 1 6	1,10,791 0 0	43,08,068 1 6	3,55,42,444 10 0		

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	2,98,29,818 12 11	14,04,557 11 7	3,12,34,376 8 6	41,97,277 1 6	1,10,791 0 0	43,08,068 1 6	3,55,42,444 10 0
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation"							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	651 9 7	.....	651 9 7	54 1 5	.....	54 1 5	705 11 0
Roads, etc.—							
Roads	1,28,710 7 0	.....	1,28,710 7 0	29,886 8 10	.....	29,886 8 10	1,58,596 15 10
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,881 13 3	.....	19,80,881 13 3	1,99,539 8 11	.....	1,99,539 8 11	21,80,421 6 2
Brokerage, law charges and sundries	44,271 5 11	*Cr. 3 0 0*	44,268 5 11	4,393 3 2	87 0 0	4,480 3 2	48,748 9 1
Roads, etc.—							
Roads	60,193 3 9	230 6 0	60,423 9 9	12,603 4 1	8 0 0	12,611 4 1	73,034 13 10
Removal of debris	618 6 11	.....	618 6 11	101 0 0	.....	101 0 0	719 6 11
Chawls—							
Mandvi-Koliwada	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road huts	87,310 5 7	.....	87,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,78,890 3 7	227 6 0	23,79,117 9 7	2,77,003 5 5	95 0 0	2,77,098 5 5	26,56,215 15 0

Scheme No. 13.—"Souter Street Extension Eastwards."							
Land—							
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,883 2 1	.....	3,883 2 1	24,669 0 4
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11
Roads, etc.—							
Roads	8,820 13 0	*Cr. 5 0 0*	8,815 13 0	2,320 0 0	.....	2,320 0 0	11,135 13 0
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4
	55,123 11 7	*Cr. 5 0 0*	55,118 11 7	10,693 9 0	.....	10,693 9 0	65,812 4 7
Scheme No. 27.—"Mathew Road."							
Land—							
Acquisition of properties	11,31,278 10 10	.....	11,31,278 10 10	1,41,082 5 2	.....	1,41,082 5 2	12,72,361 0 0
Brokerage, law charges and sundries	34,110 12 3	.....	34,110 12 3	3,037 7 9	.....	3,037 7 9	37,148 4 0
Roads, etc.—							
Roads	63,500 13 9	57 0 0	63,557 13 9	14,124 7 8	4 0 0	14,128 7 8	77,686 5 5
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11
	12,30,509 6 9	57 0 0	12,30,566 6 9	1,58,534 4 7	4 0 0	1,58,538 4 7	13,89,104 11 4
Scheme No 29.—"Nowrojee Hill."							
Land—							
Acquisition of properties	63,82,565 12 2	.....	63,82,565 12 2	5,25,251 15 7	20,125 0 0	5,45,376 15 7	69,27,942 11 9
Brokerage, law charges and sundries	1,09,228 13 2	*Cr. 2 8 0*	1,09,226 5 2	6,532 11 5	.....	6,532 11 5	1,15,759 0 7
Roads, etc.—							
Roads	98,628 12 9	4,336 15 6	1,02,965 12 3	14,223 0 0	166 0 0	14,389 0 0	1,17,354 12 3
Filling in	1,01,850 9 0	2,328 0 11	1,04,178 9 11	14,034 3 1	89 0 0	14,123 3 1	1,18,301 13 0
Removal of debris	18,031 14 6	3,416 14 1	21,448 12 7	3,610 0 0	132 0 0	3,742 0 0	25,190 12 7
Recreation ground	1,902 13 6	71 6 0	1,974 3 6	143 0 0	4 0 0	147 0 0	2,121 3 6
Chawls—							
Nowrojee Hill Road	3,50,831 6 1	.....	3,50,831 6 1	29,561 6 11	.....	29,561 6 11	3,80,3.2 13 0
Semi-permanent sheds	74,113 4 7	23,257 13 9	97,371 2 4	4,642 0 0	902 0 0	5,544 0 0	1,02,915 2 4
	71,37,153 5 9	33,408 10 3	71,70,562 0 0	5,97,998 5 0	21,418 0 0	6,19,416 5 0	77,89,978 5 0
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9
Roads, etc.—							
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3
Filling in	27,579 9 6	.....	27,579 9 6	5,854 0 0	.....	5,854 0 0	33,433 9 6
	1,16,156 0 10	.....	1,16,156 0 10	13,245 14 6	.....	13,245 14 6	1,29,401 15 4
Carried over	4,11,47,798 6 9	14,38,245 11 10	4,25,86,044 2 7	53,31,026 1 7	1,32,308 0 0	54,63,334 1 7	4,80,49,378 4 2

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	4,11,47,798 6 9	14,38,245 11 10	4,25,86,044 2 7	53,31,026 1 7	1,32,308 0 0	54,63,334 1 7	4,80,49,378 4 2
SCHEMES—*continued.*							
Scheme No. 31.—"Parel."							
Land—							
Acquisition of properties	42,96,484 4 6	55,462 0 0	43,51,946 4 6	4,29,159 5 1	4,707 0 0	4,33,866 5 1	47,85,812 9 7
Brokerage, law charges and sundries	85,145 8 1	267 1 4	85,412 9 5	3,705 5 0	.....	3,705 5 0	89,117 14 5
Roads, etc.—							
Roads	5,65,349 15 7	2,11,788 10 10	7,77,138 10 5	42,454 10 4	8,199 0 0	50,653 10 4	8,27,792 4 9
Filling in	2,04,452 11 2	32,045 12 0	2,36,498 7 2	14,104 0 0	1,238 0 0	15,342 0 0	2,51,840 7 2
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	31,009 8 2	38,399 6 5	69,408 14 7	2,241 0 0	1,492 0 0	3,733 0 0	73,141 14 7
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	63,366 10 6	1,858 10 10	65,225 5 4	4,095 0 0	74 0 0	4,169 0 0	69,394 5 4
Sheds for sweepers and bhangis	1,044 10 5	.....	1,044 10 5	69 0 0	.....	69 0 0	1,113 10 5
	55,60,210 11 1	3,39,821 9 5	59,00,032 4 6	5,72,254 10 8	15,710 0 0	5,87,964 10 8	64,87,996 15 2
Scheme No. 32.—"East Agripada."							
Land—							
Acquisition of properties	26,88,911 0 8	.....	26,88,911 0 8	2,57,985 0 6	5,726 0 0	2,63,711 0 6	29,52,622 1 2
Brokerage, law charges and sundries	42,461 3 1	213 10 8	42,674 13 9	141 14 10	.....	141 14 10	42,816 12 7
Roads, etc.—							
Roads	1,71,892 7 2	5,750 8 3	1,77,642 15 5	12,305 0 0	225 0 0	12,530 0 0	1,90,172 15 5
Filling in	59,290 13 8	1,858 13 9	61,149 11 5	4,417 0 0	73 0 0	4,490 0 0	65,639 11 5
Recreation ground	221 15 0	.....	221 15 0	11 0 0	.....	11 0 0	232 15 0
Chawls—							
Semi-permanent sheds for weavers	28,919 9 5	3,339 10 7	32,259 4 0	1,984 0 0	128 0 0	2,112 0 0	34,371 4 0
Semi-permanent sheds	96,085 0 5	15,444 12 10	1,11,529 13 3	6,171 0 0	596 0 0	6,767 0 0	1,18,296 13 3
Chawls at Kalapani	1,26,471 11 1	2,30,396 3 9	3,56,867 14 10	7,097 0 0	8,920 0 0	16,017 0 0	3,72,884 14 10
Chawls for Mahars	1,59,960 11 10	1,89,519 4 6	3,49,480 0 4	8,976 0 0	7,337 0 0	16,313 0 0	3,65,793 0 4
Do. for Trust Peons	29,071 1 11	1,18,964 7 3	1 48,035 9 2	1,627 0 0	4,609 0 0	6,236 0 0	1,54,271 9 2
	34,03,285 10 3	5,65,487 7 7	39,68,773 1 10	3,00,714 15 4	27,614 0 0	3,28,328 15 4	42,97,102 1 2

Scheme No. 33.—"Bhatwadi."								
Land—								
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,050 0 0	26 0 0	27,076 0 0	3,05,931 1 4
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11
Roads	12,413 0 11	22 8 0	12,435 8 11	2,536 0 0	.....	2,536 0 0	14,971 8 11
	2,95,562 3 7	22 8 0	2,95,584 11 7	29,904 0 7	26 0 0	29,930 0 7	3,25,514 12 2
Scheme No. 36.—"Lamington Road."								
Land—								
Acquisition of properties	2,21,482 8 0	.....	2,21,482 8 0	13,669 0 0	.....	13,669 0 0	2,35,151 8 0
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7
Roads	36,590 10 10	*Cr. 5 0 0*	36,585 10 10	9,672 0 0	.....	9,672 0 0	46,257 10 10
	2,64,082 10 5	*Cr. 5 0 0*	2,64,077 10 5	23,694 0 0	.....	23,694 0 0	2,87,771 10 5
Scheme No. 37.—"Sydenham Road."								
Land—								
Acquisition of properties	1,04,24,581 13 2	50,472 0 0	1,04,75,053 13 2	6,54,156 7 9	4,176 0 0	6,58,332 7 9	1,11,33,386 4 11
Brokerage, law charges and sundries	89,887 4 4	2,605 14 5	92,493 2 9	71 0 0	.....	71 0 0	92,564 2 9
Roads, etc.—							
Roads	4,019 10 10	.....	4,019 10 10	299 0 0	.....	299 0 0	4,318 10 10
Chawls—							
Semi-permanent Sheds	4,512 4 1	2,071 2 11	6,583 7 0	252 0 0	81 0 0	333 0 0	6,916 7 0
	1,05,23,001 0 5	55,149 1 4	1,05,78,150 1 9	6,54,778 7 9	4,257 0 0	6,59,035 7 9	1,12,37,185 9 6
Scheme No. 41.—"Undria Street."								
Land—								
Acquisition of properties	4,62,156 0 0	200 0 0	4,62,356 0 0	40,835 0 0	8 0 0	40,843 0 0	5,03,199 0 0
Brokerage, law charges and sundries	4,717 14 2	56 1 0	4,773 15 2	.....	.....	.....	4,773 15 2
Roads, etc.—							
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	.....	2,953 0 0	42,376 8 10
Service passages	6,563 4 5	.....	6,563 4 5	482 0 0	.....	482 0 0	7,045 4 5
	5,12,860 11 5	256 1 0	5,13,116 12 5	44,270 0 0	8 0 0	44,278 0 0	5,57,394 12 5
Scheme No. 43.—"Parel Road Central."								
Land—								
Acquisition of properties	17,17,833 0 0	1,98,515 0 0	19,16,348 0 0	1,06,288 12 0	17,373 0 0	1,23,661 12 0	20,40,009 12 0
Brokerage, law charges and sundries	10,791 6 11	6,996 15 6	17,788 6 5	.....	.....	.....	17,788 6 5
Roads, etc.—							
Roads	*Cr. 1,250 0 0*	29,128 8 7	27,878 8 7	.....	1,126 0 0	1,126 0 0	29,004 8 7
	17,27,374 6 11	2,34,640 8 1	19,62,014 15 0	1,06,288 12 0	18,499 0 0	1,24,787 12 0	20,86,802 11 0
Carried over ...	6,34,34,175 12 10	26,33,617 15 3	6,60,67,793 12 1	70,62,930 15 11	1,98,422 0 0	72,61,352 15 11	7,33,29,146 12 0

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	Total to end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,34,34,175 12 10	26,33,617 15 3	6,60,67,793 12 1	70,62,930 15 11	1,98,422 0 0	72,61,352 15 11	7,33,29,146 12 0
SCHEMES—*continued.*							
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of properties	22,67,979 14 9	2,52,899 0 0	25,20,878 14 9	1,44,745 13 6	11,127 0 0	1,55,872 13 6	26,76,751 12 3
Brokerage, law charges and sundries	20,531 10 11	5,991 2 0	26,522 12 11	.....	.....	.....	26,522 12 11
Roads, etc.—							
Roads	1,539 10 11	15,289 11 6	16,829 6 5	84 0 0	592 0 0	676 0 0	17,505 6 5
	22,90,051 4 7	2,74,179 13 6	25,64,231 2 1	1,44,829 13 6	11,719 0 0	1,56,548 13 6	27,20,779 15 7
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	.....	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
	2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—"Masagaon Street Scheme."							
Land—							
Acquisition of properties	1,44,166 0 0	1,82,033 0 0	3,26,199 0 0	8,089 0 0	9,872 0 0	17,961 0 0	3,44,160 0 0
Brokerage, law charges and sundries	1,325 11 0	1,079 5 2	2,405 0 2	.....	.....	.....	2,405 0 2
Roads etc.—							
Filling in	.....	11,179 7 11	11,179 7 11	.....	433 0 0	433 0 0	11,612 7 11
Chawls—							
Mazgaon chowls	.....	6,83,249 10 8	6,83,249 10 8	.....	26,440 0 0	26,440 0 0	7,09,689 10 8
Semi-permanent Sheds	.....	11,159 2 6	11,159 2 6	.....	434 0 0	434 0 0	11,593 2 6
	1,45,491 11 0	8,88,700 10 3	10,34,192 5 3	8,089 0 0	37,179 0 0	45,268 0 0	10,79,460 5 3
Scheme No. 52.—"Worli-Street."							
Land—							
Acquisition of properties	2,13,630 0 0	41,19,592 0 0	43,33,222 0 0	11,982 0 0	1,67,535 5 1	1,79,517 5 1	45,12,739 5 1
Brokerage, law charges and sundries	1,349 12 0	10,888 8 4	12,238 4 4	.....	.....	.....	12,238 4 4
Roads, etc.—							
Filling in	66,433 9 6	16,63,861 8 3	17,30,295 1 9	3,725 0 0	64,403 0 0	68,128 0 0	17,98,423 1 9
	2,81,413 5 6	57,94,342 0 7	60,75,755 6 1	15,707 0 0	2,31,938 5 1	2,47,645 5 1	63,23,400 11 2

Scheme No. 53—"Foras Road Street Scheme."								
Land—								
Acquisition of properties	6,92,852 0 0	2,788 0 0	6,95,640 0 0	39,153 10 11	108 0 0	39,261 10 11	7,34,901 10 11	
Brokerage, law charges and sundries	501 6 0	281 4 0	782 10 0	.....	.....	.....	782 10 0	
Road etc.—								
Roads	.....	13,423 8 1	13,423 8 1	.....	519 0 0	519 0 0	13,942 8 1	
Filling in	.....	11,500 7 0	11,500 7 0	.....	445 0 0	445 0 0	11,945 7 0	
Chawls—								
Foras Road Chawls	69,210 9 11	6,09,698 4 4	6,78,908 14 3	3,882 0 0	23,605 0 0	27,487 0 0	7,06,395 14 3	
Semi-permanent Sheds for labourers	.....	8,731 13 10	8,731 13 10	.....	341 0 0	341 0 0	9,072 13 10	
" " " " sweepers	.....	2,228 14 2	2,228 14 2	.....	85 0 0	85 0 0	2,313 14 2	
	7,62,563 15 11	6,48,652 3 5	14,11,216 3 4	43,035 10 11	25 103 0 0	68,138 10 11	14,79,354 14 3	
Scheme No. 54—"Kolbhatwadi Improvement Scheme."								
Land—								
Acquisition of properties	60,853 0 0	15,44,290 0 0	16,05,143 0 0	3,416 0 0	60,815 0 0	64,231 0 0	16,69,374 0 0	
Brokerage, law charges and sundries	3,079 10 0	7,255 13 0	10,335 7 0	.....	.....	.....	10,335 7 0	
	63,932 10 0	15,51,545 13 0	16,15,478 7 0	3,416 0 0	60,815 0 0	64,231 0 0	16,79,709 7 0	
Scheme No. 56.—"Dharavi Street."								
Land—								
Acquisition of properties	624 0 0	6,22,603 0 0	6,23,227 0 0	34 0 0	24,878 0 0	24,912 0 0	6,48,139 0 0	
Brokerage, law charges and sundries	358 8 0	8,326 5 0	8,684 13 0	.....	.....	.....	8,684 13 0	
Roads, etc.—								
Filling in	1,43,421 10 2	13,20,530 11 5	14,63,952 5 7	8,045 0 0	51,114 0 0	59,159 0 0	15,23,111 5 7	
	1,44,404 2 2	19,51,460 0 5	20,95,864 2 7	8,079 0 0	75,992 0 0	84,071 0 0	21,79,935 2 7	
Scheme No. 57.—"Sewri-Wadala."								
Land—								
Acquisition of properties	.....	28,26,518 0 0	28,26,518 0 0	.....	1,09,762 13 7	1,09,762 13 7	29,36,280 13 7	
Brokerage, law charges and sundries	572 4 0	11,707 12 2	12,280 0 2	.....	.....	.....	12,280 0 2	
Roads, etc.—								
Filling in	924 12 0	68,847 10 2	69,772 6 2	50 0 0	2,663 0 0	2,713 0 0	72,485 6 2	
Miscellaneous	.....	5,018 15 6	5,018 15 6	.....	193 0 0	193 0 0	5,211 15 6	
Chawls—								
Chawls for clerks	.....	7,304 11 8	7,304 11 8	.....	283 0 0	283 0 0	7,587 11 8	
Semi-permanent sheds	.....	85,401 6 9	85,401 6 9	.....	3,309 0 0	3,309 0 0	88,710 6 9	
	1,497 0 0	30,04,798 8 3	30,06,295 8 3	50 0 0	1,16,210 13 7	1,16,260 13 7	31,22,556 5 10	
Scheme No. 58.—"Worli Extension."								
Land—								
Acquisition of properties	.....	21,36,912 0 0	21,36,912 0 0	.....	83,111 0 0	83,111 0 0	22,20,023 0 0	
Brokerage, law charges and sundries	542 0 0	3,732 10 9	4,274 10 9	.....	.....	.....	4,274 10 9	
Roads etc.—							0	
Filling in	.....	440 0 0	440 0 0	.....	19 0 0	19 0 0	459 0 3	
Roads	.....	12,740 2 3	12,740 2 3	.....	492 0 0	492 0 0	13,232 2 0	
	542 0 0	21,53,824 13 0	21,54,366 13 0	.....	83,622 0 0	83,622 0 0	22,37,988 13 0	
Scheme No. 59.—"Sewri-Koliwada."								
Land—								
Brokerage, law charges and sundries	386 12 0	797 5 4	1,184 1 4	.....	.....	.....	1,184 1 4	
Carried over ...	6,71,26,464 12 0	1,89,01,919 3 0	8,60,28,383 15 0	72,86,911 8 4	8,41,001 2 8	81,27,912 11 0	9,41,56,296 10 0	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,71,26,464 12 0	1,89,01,919 3 0	8,60,28,383 15 0	72,86,911 8 4	8,41,001 2 8	81,27,912 11 0	9,41,56,296 10 0
Scheme No. 60.—"Naigaum-Street."							
Land—							
Acquisition of properties	.....	39,23,640 0 0	39,23,640 0 0	.....	1,79,097 0 0	1,79,097 0 0	41,02,737 0 0
Brokerage, law charges and sundries	408 14 0	12,083 14 8	12,492 12 8	.....	.....	.....	12,492 12 8
Roads etc.—							
Filling in	.....	2,692 0 10	2,692 0 10	.....	104 0 0	104 0 0	2,796 0 10
Roads	.....	1,892 15 7	1,892 15 7	.....	74 0 0	74 0 0	1,966 15 7
	408 14 0	39,40,308 15 1	39,40,717 13 1	.....	1,79,275 0 0	1,79,275 0 0	41,19,992 13 1
Scheme No. 61.—"Fergusson-Road."							
Land—							
Acquisition of properties	.....	3,89,324 0 0	3,89,324 0 0	.....	16,462 0 0	16,462 0 0	4,05,786 0 0
Brokerage, law charges and sundries	348 10 0	1,017 13 11	1,366 7 11	.....	.....	.....	1,366 7 11
	348 10 0	3,90,341 13 11	3,90,690 7 11	.....	16,462 0 0	16,462 0 0	4,07,152 7 11
Scheme No. 62.—"Love-Lane."							
Land—							
Brokerage, law charges and sundries	350 2 0	568 5 4	918 7 4	.....	.....	.....	918 7 4
Chawls—							
Love lane Chawls	.....	14,980 11 10	14,980 11 10	.....	581 0 0	581 0 0	15,561 11 10
	350 2 0	15,549 1 2	15,899 3 2	.....	581 0 0	581 0 0	16,480 3 2
Sewri Road	.....	.....	.....	500 0 0	*Cr. 500 0 0*	.....	.....
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35,689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1

Duncan Road—Scheme No. 17—								
Land—								
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8	
Works—								
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6	
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4	
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6	
Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Connaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	81,918 9 0	
	1,21,602 12 8	.....	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1	
Carried over ...	6,81,61,173 11 4	2,3',48,119 1 2	9,14,09,292 12 6	74,11,989 7 9	10,36,819 2 8	84,48,808 10 5	9,98,58,101 6 11	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.
Brought forward ...	6,81,61,173 11 4	2,32,481,19 1 2	9,14,09,292 12 6	74,11,989 7 9	10,36,819 2 8	84,48,808 10 5	9,98,581,01 6 11
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	3,77,730 3 8	.....	3,77,730 3 8	26,103 0 0	.....	26,103 0 0	4,03,833 3 8
	3,78,213 13 8	.....	3,78,213 13 8	26,154 0 0	.....	26,154 0 0	4,04,367 13 8
Sandhurst Road West—Scheme No. 35—							
Land—							
Brokerage, law charges and sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Works—							
Construction	40,100 12 0	60,000 0 0	1,00,100 12 0	2,250 0 0	2,322 0 0	4,572 0 0	1,04,672 12 0
	40,308 13 8	60,000 0 0	1,00,308 13 8	2,293 8 2	2,322 0 0	4,615 8 2	1,04,924 5 10
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	.....	.....	.....	8,868 0 0	.....	8,868 0 0	8,868 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Works—							
Construction	1,70,000 0 0	2,06,000 0 0	3,76,000 0 0	9,537 0 0	7,973 0 0	17,510 0 0	3,93,510 0 0
	1,70,215 10 0	2,06,000 0 0	3,76,215 10 0	18,405 0 0	7,973 0 0	26,378 0 0	4,02,593 10 0
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
Works—							
Construction	2,11,000 0 0	3,70,000 0 0	5,81,000 0 0	11,837 0 0	14,319 0 0	26,156 0 0	6,07,156 0 0
	2,11,317 6 0	3,70,000 0 0	5,81,317 6 0	11,837 0 0	14,319 0 0	26,156 0 0	6,07,473 6 0

Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	1,24,500 0 0	1,11,000 0 0	2,35,500 0 0	6,986 0 0	4,296 0 0	11,282 0 0	2,46,782 0 0
	1,24,701 0 0	1,11,000 0 0	2,35,701 0 0	6,986 0 0	4,296 0 0	11,282 0 0	2,46,983 0 0
Paltan Road—Scheme No. 45—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	202 6 0	.....	202 6 0	.....	.....	.....	202 6 0
Works—							
Construction	4,19,450 0 0	1,17,000 0 0	5,36,450 0 0	26,958 0 0	4,528 0 0	31,486 0 0	5,67,936 0 0
	4,19,653 6 0	1,17,000 0 0	5,36,653 6 0	26,958 0 0	4,528 0 0	31,486 0 0	5,68,139 6 0
Mahim—Scheme No. 48—							
Works—							
Construction	1,55,800 0 0	1,85,000 0 0	3,40,800 0 0	8,740 0 0	7,160 0 0	15,900 0 0	3,56,700 0 0
Chinchbunder Road—Scheme No. 55—							
Works—							
Construction	15,000 0 0	1,30 000 0 0	1,45,000 0 0	841 0 0	5,031 0 0	5,872 0 0	1,50,872 0 0
Mazagaon—Scheme No. 55A—							
Works—							
Construction	1,25,000 0 0	2,09,000 0 0	3,34,000 0 0	7,013 0 0	8,089 0 0	15,102 0 0	3,49,102 0 0
MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	4,09,506 12 4	.....	4,09,506 12 4	30,196 0 0	.....	30,196 0 0	4,39,702 12 4
Filling in	*Cr. 2,952 7 10*	.....	*Cr. 2,952 7 10*	*Cr. 225 0 0*	.....	*Cr. 225 0 0*	*Cr. 3,177 7 10*
	4,83,316 0 6	.....	4,83,316 0 6	35,674 0 0	.....	35,674 0 0	5,18,990 0 6
Scheme No. 51—Century Mills—							
Land—							
Acquisition of properties	1,03,771 0 0	1,1,988 8 0	1,15,759 8 0	6,078 0 0	713 0 0	6,791 0 0	1,22,550 8 0
Brokerage, law charges and sundries	922 14 0	321 4 10	1,244 2 10	.....	.....	.....	1,244 2 10
	1,04,693 14 0	12,309 12 10	1,17,003 10 10	6,078 0 0	713 0 0	6 791 0 0	1,23,794 10 10
Carried over ...	7,03,89,393 11 2	2,46,48,428 14 0	9,50,37,822 9 2	75,62,968 15 11	10,91,250 2 8	86,54,219 2 7	10,36,92,041 11 9

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1920-21.
	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	To end of March 1920.	During 1920-21.	Total to end of 1920-21.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	7,03,89,393 11 2	2,46,48,428 14 0	9,50,37,822 9 2	75,62,968 15 11	10,91,250 2 8	86,54,219 2 7	10,36,92,041 11 9
Spring Mills Chawl Extension Scheme	.....	75 0 0	75 0 0	.....	.....	.....	75 0 0
Kohinoor Mills	.....	1,803 13 9	1,803 13 9	1,500 0 0	*Cr. 1,430 0 0*	70 0 0	1,873 13 9
Scheme No. 65—David Mills—							
Land—							
Brokerage, law charges and sundries	.....	271 2 0	271 2 0	.....	.....	.....	271 2 0
SURVEYS OF THE ISLAND OF BOMBAY.							
Survey of the north of the Island of Bombay	87,950 12 0	*Cr. 229 0 0*	87,721 12 0	18,409 5 11	.....	18,409 5 11	1,06,131 1 11
ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Engineer's Office at Matunga	66,023 13 9	59,377 9 2	1,25,401 6 11	3,703 0 0	2,299 0 0	6,002 0 0	1,31,403 6 11
Workshop extension	.....	23,566 15 11	23,566 15 11	.....	914 0 0	914 0 0	24,480 15 11
Grand total ...	7,08,68,977 3 10	2,47,33,294 6 10	9,56,02,271 10 8	76,03,227 13 2	10,93,033 2 8	86,96,260 15 10	10,42,98,532 10 6

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 22nd November 1921.

E. G. TURNER,
Chairman.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*
Bombay, 24th November 1921.

APPENDIX—IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1920-1921.	Statement of receipts.			Actual receipts for the year ending March 1921.					
Rs.				Rs.	a.	p.	Rs.	a.	p.
	RENTS AND OTHER PROCEEDS OF PROPERTIES.								
	1—Schedule C.								
40,104	The Flats	...	...	38,945	9	7			
10	,, Kennedy Sea Face	...	...	10	0	0			
12	,, Cooperage Plot	...	...	12	0	0			
35,767	,, Marine Lines Estate	...	...	36,475	0	6			
33,731	,, Wellington Lines Plot	...	...	36,855	9	7			
33,651	,, Wodehouse Road Plot	...	...	33,926	13	7			
72,445	,, Hornby Road Plot	...	...	73,359	4	4			
12,871	,, Plot south of Crawford Market		...	12,870	9	0			
8,233	,, Plot north of Municipal Offices		...	8,232	15	0			
56,631	,, Chowpatty Estate (west)	...	...	56,250	14	0			
	,, ,, ,, (east)	...	...	3,496	0	0			
6,500	,, Parel Estate	...	...	5,661	12	0			
2,99,955							3,06,096	7	7
	2—Schedule D.								
4,171	The Connaught Road Estate	...	...	4,567	2	1			
1,13,510	,, Agripada Estate (west)	...	...	75,231	6	2			
	,, ,, ,, (central)	...	...	983	0	0			
	,, ,, (east)	...	...	36,311	0	0			
200	,, Lands at Matunga	...	...	269	0	0			
1,17,881							1,17,361	8	3
	3—Schedule E.								
1,06,698	Colaba Reclamation (Scheme 7)		...	.....			1,07,621	5	5
	4—Schedule F.								
204	Lands leased by Government	...	...	.....			204	4	4
	5—Other lands and buildings vesting in the Board.								
	Schemes.								
35,470	Scheme No. 1 (First Nagpada)	...	...	35,388	4	1			
4,09,500	,, 2 (Princess Street)	...	...	4,00,981	8	9			
3,76,858	,, 3 (Sandhurst Road)	...	...	3,84,977	9	8			
87,638	,, 4 (Gamdevi)	...	...	90,383	11	6			
58,308	,, 5 (Dadar-Matunga)	...	...	49,174	1	6			
26,000	,, 6 (Sion-Matunga)	...	...	27,559	2	0			
70,336	,, 8 (Mandvi-Koliwada)	...	...	71,972	13	11			
2,152	,, 13 (Souter Street extension, eastwards)		...	1,752	0	0			
45,028	,, 27 (Mathew Road)	...	...	46,066	9	3			
3,14,164	,, 29 (Nowrojee Hill)	...	...	2,98,869	6	7			
100	,, 30 (Souter Street extension, westwards)		...	182	4	0			
1,38,727	,, 31 (Parel)	...	...	1,35,243	11	6			
1,16,915	,, 32 (East Agripada)	...	...	1,08,625	6	2			
3,597	,, 33 (Bhatwadi)	...	...	3,708	12	0			
612	,, 36 (Lamington Road)	...	...	612	0	0			
7,00,000	,, 37 (Sydenham Road)	...	...	7,10,730	5	5			
19,565	,, 41 (Undria Street)	...	...	18,969	11	8			
77,000	,, 43 (Parel central)	...	...	98,294	11	4			
2,00,000	,, 47 (Parel northern)		...	2,05,460	0	3			
636	,, 49 (Napean Sea Road Reclamation)			636	0	0			
2,000	,, 50 (Mazagaon)	...	...	11,794	0	2			
.....	,, 52 (Worli)	...	...	13,392	3	9			
600	,, 53 (Foras Road)	...	...	3,019	3	3			
25,000	,, 54 (Kolbhatwadi)	...	...	48,137	1	10			
.....	,, 56 (Dharavi)	...	...	523	0	4			
.....	,, 57 (Wadala)	...	...	13,646	13	2			
.....	,, 58 (Worli extension)		...	6,858	8	8			
.....	,, 60 (Naigaum)	...	...	21,167	14	7			
	,, 61 (Fergusson Road)		...	103	0	0			
27,10,206							28,08,229	15	4
	Chawls.								
	(*a*) Permanent.								
			Rs. a. p.						
13,500	Scheme No. 1, Agripada, 4 blocks	...	14,105 0 0						
40,000	,, 1, ,, 12 ,,	...	40,172 6 0						
6,900	,, 1, Nagpada, 2 ,,	...	6,986 4 0						
41,000	,, 2, Chandanwadi	...	41,867 2 0						
3,800	,, 2, Princess Street	...	3,923 8 0						
43,500	,, 3, Imamwada	...	44,007 12 0						
19,000	,, 3, Additional chawls at Agripada (6 blocks)		19,176 2 0						
1,67,700	Total carried over	...	1,70,238 2 0	.....			.....		
32,34,944			.....	.....			33,39,513	8	11

Budget estimate for the year 1920-1921.	Statement of receipts.			Actual receipts for the year ending March 1921.		
Rs. 32,34,944	Brought forward ...			Rs. a. p.		Rs. a. p. 33,39,513 8 11
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*					
	Chawls—continued.					
	(*a*) Permanent—*continued.*					
			Rs. a. p.			
1,67,700	Brought forward ...		1,70,238 2 0			
6,900	Scheme No. 3, Chawls at Nagpada (1 block) ...		7,000 12 0			
600	,, 6, Workmen's cottages ...		2,374 2 2			
40,400	,, 8, Mandvi-Koliwada ...		40,675 8 0			
43,700	,, 29, Nowrojee Hill ...		43,521 0 0			
18,600	,, 31, Soparibag ...		18,959 5 3			
.....	,, 32. Mahar's Chawls ...		5,089 2 0			
2,77,900				2,87,857 15 5		
	(*b*) Semi-permanent.					
			Rs. a. p.			
360	Scheme No. 1, Nagpada and Agripada		314 12 5			
150	,, 2, Chandanwadi ...		135 4 0			
150	,, 3, Imamwada ...		121 8 0			
8,000	,, 3, Chowpati ...		7,648 8 0			
.....	,, 5, Dadar Matunga ...		139 2 0			
400	,, 6, Sion-Matunga ...		879 0 7			
7,500	,, 8, Paltan Road ...		8,432 0 0			
10,540	,, 29, Nowrojee Hill ...		15,385 13 6			
6,000	,, 31, Soparibag ...		7,844 2 0			
10,000	,, 32, East Agripada ...		16,653 8 0			
.....	,, 37, Sydenham Road ...		608 0 0			
.....	,, 53, Foras Road ...		562 12 0			
43,100				58,724 6 6		3,46,582 5 11
3,21,000	*Mill companies' chawls.*					
36,000	Scheme No. 42 (Spring Mills)			.....		
	Police Schemes.					
8,094	Scheme No. 14 (Nagpada)			8,094 0 0		
15,747	,, 16 (Wodehouse Road)			15,747 0 0		
2,910	,, 17 (Duncan Road)			2,910 0 0		
1,781	,, 18 (Shepherd Road)			1,781 0 0		
9,414	,, 19 (Agripada)			9,414 0 0		
4,219	,, 23 (Connaught Road)			4,219 0 0		
13,145	,, 24 (Princess Street)			13,145 0 0		
6,678	,, 25 (Gamdevi)			6,678 0 0		61,988 0 0
61,988	Total revenue from estates ...			.....		37,48,083 14 10
36,53,932	6.—*Receipts from Municipality, etc.*					
			Rs. a. p.			
	Refund of municipal taxes—					
	Schedule C, Parel Estate ...		220 11 8			
	Chowpati West Estate ...		927 9 4			
	Other Schedule C lands ...		44 6 3			
				1,192 11 3		
	,, D, West Agripada ...		906 13 6			
	Central Agripada ...		.....			
	Other Schedule D lands ...		66 13 2			
				973 10 8		
	,, E, Colaba Reclamation ...		.....	258 7 8		
	Schemes.					
	Scheme No. 1 (First Nagpada) ...		.....			
	,, 2. (Princess Street) ...		267 7 6			
	,, 3 (Sandhurst Road) ...		2,417 13 1			
	,, 4 (Gamdevi) ...		200 10 7			
	,, 5 (Dadar-Matunga) ...		687 1 4			
	,, 6 (Sion-Matunga) ...		690 4 6			
	,, 8 (Mandvi-Koliwada) ...		29 7 5			
	,, 13 (Souter Street Extension, Eastwards) ...		.....			
	,, 27 (Mathew Road) ...		28 1 7			
	,, 29 (Nowrojee Hill) ...		4,290 7 11			
	,, 30 (Souter Street extension, westwards) ...		25 13 6			
36,53,932	Carried over ...		8,587 3 5	2,424 13 7		37,48,083 14 10

Budget estimate for the year 1920-1921.	Statement of receipts.		Actual receipts for the year ending March 1921.	
Rs.			Rs. a. p.	Rs. a. p.
36,53,	Brought forward ...		2,424 13 7	37,48,083 14 10
	6.—Receipts from Municipality, etc.—continued.			
	Schemes—continued.			
	Refund of municipal taxes—			
		Rs. a. p.		
	Brought forward ...	8,587 3 5		
	Scheme No. 31 (Parel) ...	2,040 14 10		
	,, 32 (East Agripada) ...	1,812 9 10		
	,, 37 (Sydenham Road) ...	2,331 7 5		
	,, 41 (Undria Street) ...	53 11 2		
	,, 43 (Parel central) ...	346 2 1		
	,, 47 (Parel northern) ...	225 11 9		
	,, 50 (Mazgaon) ...	11 8 2		
	,, 52 (Worli) ...	142 12 1		
	,, 53 (Foras Road) ...	67 12 4		
	,, 54 (Kolbhatwadi) ...	1 9 10		
	,, 56 (Dharavi) ...	41 12 7		
21,621	,, 57 (Sewri Wadala) ...	99 15 2		
	,, 58 (Worli extension) ...	32 5 7		
	,, 60 (Naigaum) ...	174 9 8		
			15,970 1 11	
	Chawls temporary.			
	Scheme No. 8 (Paltan Road huts) ...	55 4 7		
	,, 29 (Nowrojee Hill) ...	22 12 0		
	,, 31 (Parel) ...	30 5 8		
			108 6 3	
	Mill Companies' chawls.			
	Scheme No. 42 (Spring Mills)		2,969 15 2	21,473 4 11
36,75,553	Total land revenue ...			37,69,557 3 9
15,60,447	Contribution from Municipal funds under section 72 of Act.		.....	15,71,247 11 6
	7.—Miscellaneous.			
3,50,000	Interest on investments		5,42,114 14 0	
.....	Unclaimed Deposits		1,094 15 6	
.....	Unclaimed wages account (revenue)		19,029 5 0	
.....	Receipts from hire of steam road rollers		32,830 11 0	
3,50,000	Total ...			5,95,069 13 6
55,86,000	Grand total ...			59,35,874 12 9

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

Secretary's Office, Bombay, 22nd November 1921.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor.*

Bombay, 24th November 1921.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1920-21.	Statement of charges.	Actual expenditure for the year ending March 1921.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
8,060	The Flats	8,686 10 11	
410	,, Cooperage Plot	518 9 7	
960	,, Marine Lines Estate	2,092 10 1	
2,300	,, Wellington Lines Plot	2,604 15 2	
70	,, Chaupati Estate (West)	21 15 0	
1,100	,, Parel Estate	638 14 5	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	5,157 0 0	
12,900			19,720 11 2
	2—*Schedule D.*		
460	The Agripada Estate West	523 5 2	
	,, ,, Central	.....	
	,, ,, East	.....	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	1,458 0 0	
460			1,981 5 2
	3—*Schedule E.*		
1,450	Colaba Reclamation (Scheme No. 7)	1,719 8 11	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	1,401 0 0	
1,450			3,120 8 11
	4—*Schedule F.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	.....	3 0 0
	5—*Other lands and buildings vesting in the Board.*		
	(*a*) *Schemes.*		
120	The Scheme No. 1 (First Nagpada)	.....	
150	,, ,, 2 (Princess Street)	261 14 4	
3,625	,, ,, 3 (Sandhurst Road)	5,545 7 2	
380	,, ,, 4 (Gámdevi Estate)	1,242 3 1	
1,460	,, ,, 5 (Dadar-Matunga)	2,554 3 7	
3,760	,, ,, 6 (Sion-Matunga)	4,089 7 11	
70	,, ,, 8 (Mandvi-Koliwada)	360 7 2	
70	,, ,, 27 (Mathew Road)	63 10 6	
11,710	,, ,, 29 (Nowrojee Hill)	13,715 5 3	
8,290	,, ,, 31 (Parel)	10,076 13 11	
9,680	,, ,, 32 (East Agripada)	12,802 13 2	
70	,, ,, 33 (Bhatwadi)	21 12 6	
51,650	,, ,, 37 (Sydenham Road)	41,653 14 2	
3,595	,, ,, 41 (Undria Street)	3,361 14 1	
5,475	,, ,, 43 (Parel central)	6,908 2 6	
21,280	,, ,, 47 (Parel northern)	20,400 6 7	
1,075	,, ,, 50 (Mazagaon)	2,525 9 4	
1,000	,, ,, 52 (Worli)	2,631 12 2	
100	,, ,, 53 (Foras Road)	253 3 7	
.....	,, ,, 54 (Kolbhatwadi)	3,015 8 11	
1,000	,, ,, 56 (Dharavi)	10 6 0	
1,000	,, ,, 57 (Sewri Wadala)	,646 5 4	
1,000	,, ,, 58 (Worli extension)	,462 0 9	
1,000	,, ,, 59 (Sewri Koliwada)	.....	
1,000	,, ,, 60 (Naigaum)	1,900 3 11	
1,28,560	Carried over total (*a*) ...	1,36,533 9 11	
14,810	Carried over ...	.....	24,825 9 3

* *Vide* footnote overleaf.

Budget estimate for the year 1920-1921.	Statement of charges.			Actual expenditure for the year ending March 1921.	
Rs.				Rs. a. p.	Rs. a. p.
14,810					
		Brought over ...		1,36,533 9 11	24,825 9 3
1,28,560	MAINTENANCE OF PROPERTIES—*continued.*				
	5—*Other lands and buildings vesting in the Board*—contd.				
	(b) Chawls, permanent.				
			Rs. a. p.		
6,352	Scheme No. 1 (Agripada, 4 blocks) ...		6,022 10 1		
13,248	,, ,, 1 (,, 12 blocks) ...		14,837 13 8		
1,920	,, ,, 1 (Nagpada, 2 blocks) ...		1,545 15 3		
5,160	,, ,, 2 (Chandanwadi) ...		5,997 13 1		
1,000	,, ,, 2 (Princess Street) ...		904 3 3		
7,230	,, ,, 3 (Imamwada) ...		8,967 2 11		
6,423	,, ,, 3 (Agripada, 6 blocks) ...		6,474 15 7		
1,805	,, ,, 3 (Nagpada, 1 block) ...		1,790 7 3		
1,000	,, ,, 5 (Estate office) ...		.....		
100	,, ,, 6 (Workmen's cottages) ...		35 0 0		
3,390	,, ,, 8 (Mandvi-Koliwada) ...		4,050 10 5		
4,775	,, ,, 29 (Nowrojee Hill) ...		4,205 6 1		
4,025	,, ,, 31 (Soparibag Road) ...		4,513 0 0		
1,400	,, ,, 32 (Mahars' chawl) ...		211 8 2		
1,400	,, ,, 32 (Kalapani) ...		.....		
				59,556 9 9	
59,228		Total (*b*) ...			
	(c) Chawls, semi-permanent.				
5,175	Scheme No. 3 (Chowpati)		4,799 13 6		
.....	,, ,, 5 (Dadar Matunga) ...		15 13 0		
25	,, ,, 6 (Sion-Matunga) ...		386 2 1		
3,588	,, ,, 8 (Palton Road) ...		4,049 8 4		
1,500	,, ,, 29 (Nowrojee Hill) ...		1,470 11 8		
1,325	,, ,, 31 (Parel) ...		2,014 3 6		
5,025	,, ,, 32 (East Agripada) ...		6,083 2 4		
200	,, ,, 37 (Sydenham Road) ...		200 0 0		
.....	,, ,, 53 (Foras Road) ...		220 5 3		
				19,239 11 8	
16,838		Total (*c*) ...			
2,04,626		Total (*a*), (*b*) and (*c*) ...		2,15,329 15 4	
1,84,568	*Proportionate cost of management and establishment relating to* (*a*), (*b*) *and* (*c*).			93,889 0 0	
					3,09,168 15 4
	6—*Maintenance of streets.*				
400	Schedule C (Wodehouse Road) ...		...	588 12 3	
1,000	,, D (West Agripada Estate) ...		...	940 2 11	
1,000	,, ,, (East Agripada) ...		...	1,065 9 7	
1,510	Scheme No. 2 (Princess Street) ...		...	2,240 11 3	
3,200	,, ,, 3 (Sandhurst Road) ...		...	2,012 15 2	
2,000	,, ,, 4 (Gamdevi) ...		...	3,323 5 10	
30,000	,, ,, 5 (Dadar-Matunga) ...		...	28,230 1 3	
6,000	,, ,, 6 (Sion-Matunga) ...		...	4,579 9 9	
1,210	,, ,, 8 (Mandvi-Koliwada) ...		...	1,413 0 8	
415	,, ,, 27 (Mathew Road) ...		...	721 9 1	
500	,, ,, 29 (Nowrojee Hill) ...		...	815 1 4	
20,000	,, ,, 31 (Parel) ...		...	13,877 13 2	
2,000	,, ,, 32 (East Agripada) ...		...	2,478 2 10	
130	,, ,, 33 (Bhatwadi) ...		...	85 13 4	
800	,, ,, 36 (Lamington Road) ...		...	298 6 5	
1,200	,, ,, 37 (Sydenham Road) ...		...	1,157 5 6	
					63,828 8 4
71,365					
4,75,369		Total expenditure on estates ...			3,97,823 0 11
	7—*Municipal rates and taxes.*				
			Rs. a. p.		
	Schedule C—Parel Estate		765 7 4		
	Chowpati west		693 4 0		
	,, east		.....		
	Other Schedule C lands ...		2,759 6 9		
				4,218 2 1	
	,, D—West Agripada ...		1,026 1 0		
	Central ,, ...		.....		
	Other Schedule D lands ...		32 8 9		
				1,058 9 9	
	,, E—(Colaba Reclamation) ...		.....	179 14 9	
4,75,369		Carried over ...		5,456 10 7	3,97,823 0 11

Budget estimate for the year 1920-21.	Statement of charges.				Actual expenditure for the year ending March 1921.	
Rs.					Rs. a. p.	Rs. a. p.
4,75,869	Brought forward ...				5,456 10 7	3,97,823 0 11
	MAINTENANCE OF PROPERTIES—*continued.*					
	Municipal rates and taxes—continued.					
	Schemes.					
			Rs.	a. p.		
	Scheme No. 1 (First Nagpada) ...		4	8 3		
	,, 2 (Princess Street) ...		563	9 3		
	,, 3 (Sandhurst Road) ...		5,858	6 1		
	,, 4 (Gamdevi) ...		88	5 1		
	,, 5 (Dadar-Matunga) ...		2,251	10 1		
	,, 6 (Sion-Matunga) ...		3,806	13 8		
	,, 8 (Mandvi-Koliwada) ...		173	9 6		
	,, 18 (Souter Street extension, eastwards) ...		63	0 4		
	,, 27 (Mathew Road) ...		1	6 11		
	,, 29 (Nowrojee Hill) ...		23,357	9 7		
	,, 30 (Souter Street extension, westwards) ...		38	13 1		
	,, 31 (Parel) ...		10,282	9 1		
	,, 32 (East Agripada) ...		11,960	9 1		
	,, 33 (Bhatwadi) ...		1	7 8		
	,, 36 (Lamington Road) ...		1	7 8		
	,, 37 (Sydenham Road) ...		91,991	5 10		
	,, 41 (Undria Street) ...		2,635	1 0		
	,, 43 (Parel Central) ...		13,003	2 3		
	,, 47 (Parel Northern) ...		29,648	3 3		
	,, 50 (Mazgaon) ...		2,194	4 11		
	,, 52 (Worli) ...		181	8 7		
	,, 53 (Foras Road) ...		230	7 11		
	,, 54 (Kolbhatwadi) ...		6,443	1 8		
	,, 56 (Dharavi) ...		108	1 1		
	,, 57 (Sewri Wadala)		1,455	6 3		
	,, 58 (Warli Extension) ...		70	14 7		
	,, 60 (Naigaum) ...		96	1 11		
	,, 61 (Fergusson Road) ...		8	10 3		
					2,06,520 2 10	
	CHAWLS.					
2,74,545	*Permanent.*					
	Scheme No. 1 (Agripada, 4 blocks) ...		1,742	4 6		
	,, 1 (,, 12 blocks) ...		5,245	14 0		
	,, 1 (Nagpada, 2 blocks) ...		931	14 0		
	,, 2 (Chandanwadi) ...		5,521	5 0		
	,, 2 (Princess Street) ...		517	8 6		
	,, 3 (Imamwada) ...		5,897	8 6		
	,, 3 (Six additional blocks at Agripada) ...		2,562	3 0		
	,, 3 (One block at Nagpada) ...		931	1 0		
	,, 6 (Workmen's cottages) ...		69	8 4		
	,, 8 (Mandvi-Koliwada) ...		5,057	0 0		
	,, 29 (Nowrojee Hill) ...		5,693	9 0		
	,, 31 (Soparibag Road) ...		2,519	7 0		
					36,689 2 10	
	Semi-permanent.					
	Scheme No. 1 (Nagpada and Agripada) ...		36	8 0		
	,, 2 (Chandanwadi) ...		19	6 0		
	,, 3 (Chaupati) ...		1,108	8 0		
	,, 3 (Imamwada) ...		20	4 6		
	,, 5 (Dadar-Matunga)		30	9 0		
	,, 6 (Sion-Matunga) ...		30	9 0		
	,, 8 (Paltan Road) ...		1,043	2 6		
	,, 29 (Nowrojee Hill) ...		1,819	8 3		
	,, 31 (Soparibag Road) ...		1,238	8 9		
	,, 32 (East Agripada) ...		2,685	13 0		
					8,032 8 0	
	Mill Company's chawls.					
	Scheme No. 42 (Spring Mills) ...				2,622 7 0	
						2,59,320 15 3
					.....	
7,49,914	Total expenditure on estates ...				.....	6,57,144 0 2

Budget estimate for the year 1920-21.	Statement of charges.	Actual expenditure for the year ending March 1921.	
Rs.		Rs. a. p.	Rs. a. p.
7,49,914	Brought forward ...		6,57,144 0 2
	8—Interest and sinking fund charges.		
28,56,658	Interest on debenture loans	26,12,665 14 8	
3,36,428	Sinking fund	3,24,250 4 2	
31,93,086	Total ...		29,36,916 2 10
	9—Miscellaneous.		
63,000	Maintenance of tools and plant	1,01,854 3 1	
	Unclaimed wages (revenue paid)	3,880 5 11	
63,000	Total ...		1,05,734 9 0
40,06,000	Grand Total Rs. ...		36,99,794 12 0

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

E. G. TURNER,
Chairman.

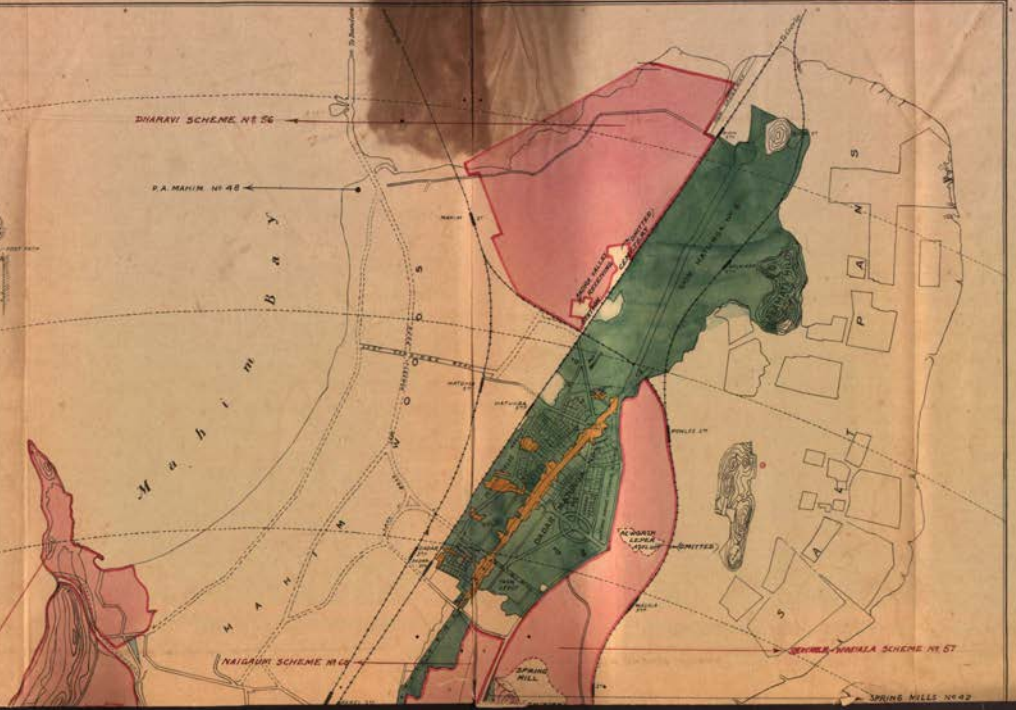
Secretary's Office, Bombay, 22nd November 1921.

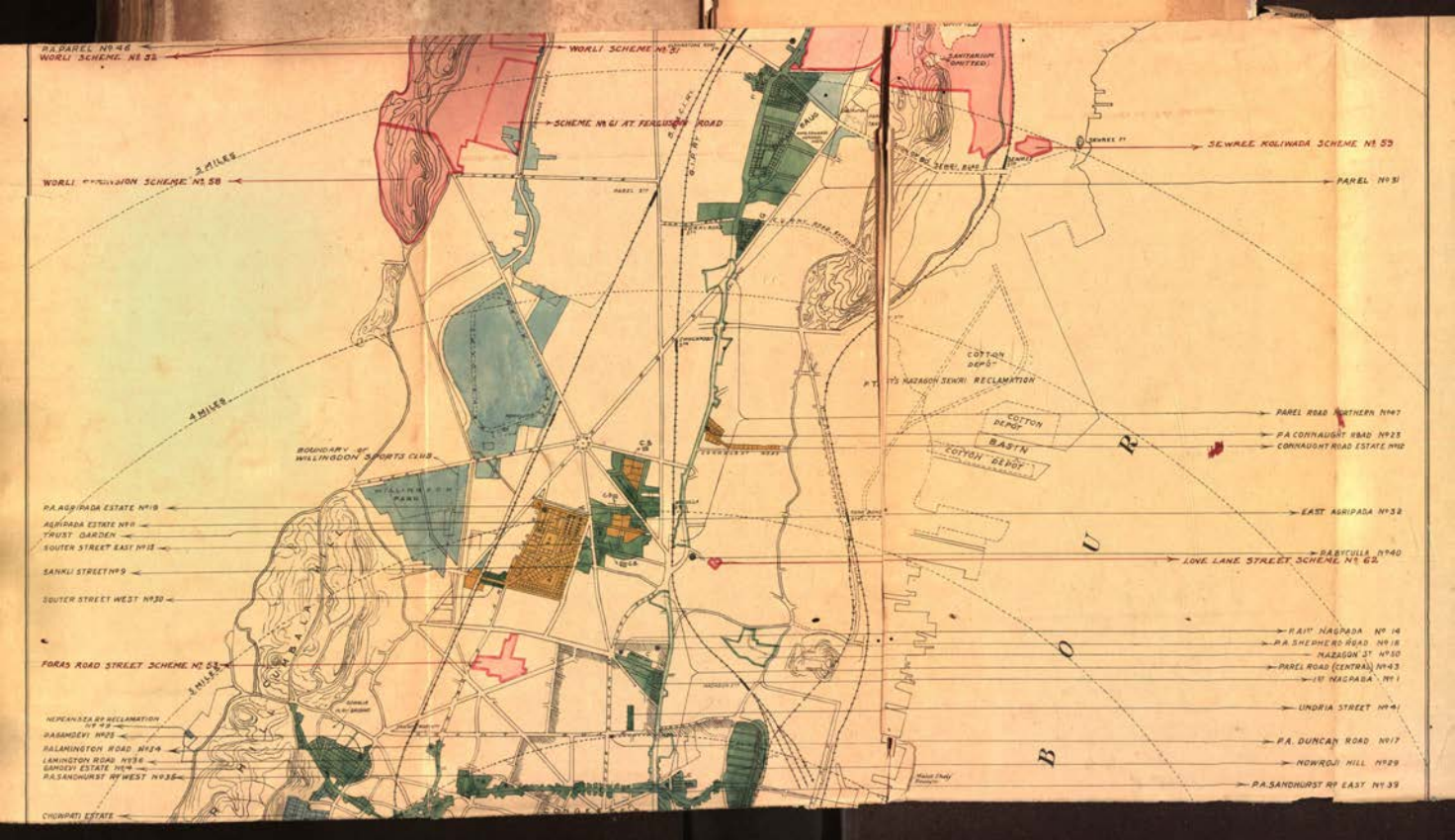
Examined and found correct.

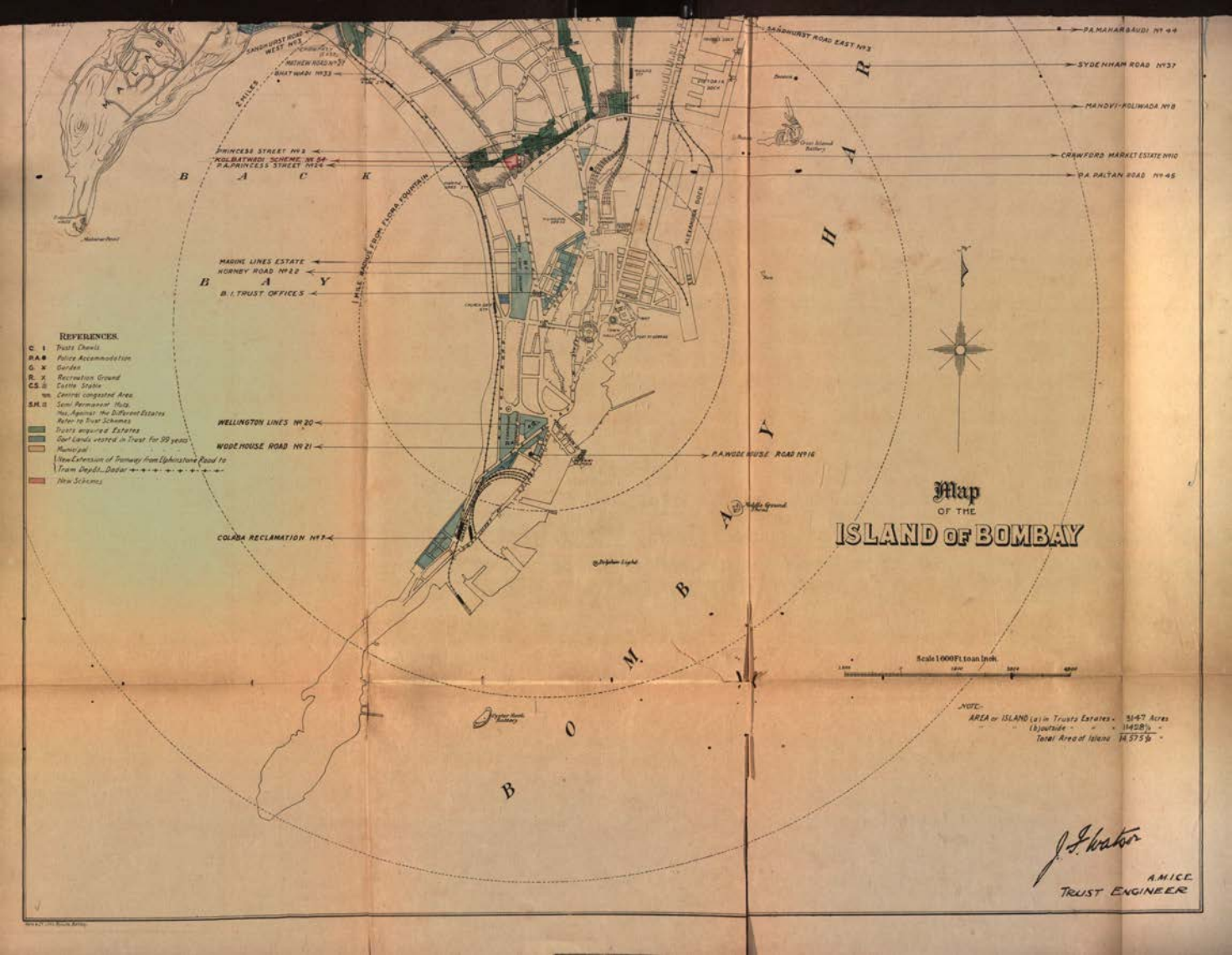
F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 24th November 1921.

FOR ADMINISTRATION REPORT
1919 — 1920




P.A. PAREL No. 46
WORLI SCHEME No. 32
WORLI SCHEME No. 2
SCHEME No. 61 AT FERGUSSON ROAD
SANITARIUM (UNITED)
SEWREE KOLIWADA SCHEME No. 53
PAREL No. 31
2 MILES
WORLI EXTENSION SCHEME No. 58
4 MILES
COTTON DEPOT
P.T.'s NAZARETH SEHRI RECLAMATION
PAREL ROAD NORTHERN No. 47
P.A. CONNAUGHT ROAD No. 23
CONNAUGHT ROAD ESTATE No. 12
BOUNDARY OF WILLINGDON SPORTS CLUB
WILLINGDON PARK
P.A. AGRIPADA ESTATE No. 8
AGRIPADA ESTATE No. 9
TRUST GARDEN
SOUTER STREET EAST No. 13
SANKLI STREET No. 9
SOUTER STREET WEST No. 30
EAST AGRIPADA No. 32
BABYCULLA No. 40
LOVE LANE STREET SCHEME No. 62
FORAS ROAD STREET SCHEME No. 63
5 MILES
BOMBAY
BOUR
R.A.I.T. NAGPADA No. 14
P.A. SHEPHERD ROAD No. 18
NAZARETH ST. No. 50
PAREL ROAD (CENTRAL) No. 43
1ST NAGPADA No. 1
UNDRIA STREET No. 41
P.A. DUNCAN ROAD No. 17
MOHROJI HILL No. 29
P.A. SANDHURST RD EAST No. 39
HENDRANSEA RD RECLAMATION No. 49
P.A. SANDHURST RD WEST No. 35
CHURNATI ESTATE



Map
OF THE
ISLAND OF BOMBAY

NOTE.
AREA of ISLAND (a) in Trusts Estates - 5147 Acres
(b) outside " " - 11428½ "
Total Area of Island 14,575½ "

J. J. Kator
A.M.I.C.E.
TRUST ENGINEER

00133656

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on 01 February, 2020